

# 22 +/- Acre Recreational Property for Sale in Annapolis, MO

Trophy Properties and Auction • 855.573.5263 • leads@trophypa.com



## PROPERTY ADDRESS:

18155 Hwy C  
 Annapolis, MO 63620

**PRICE:** \$179,000

**ACRES:** 21.7

**COUNTY:** Iron

## PROPERTY DESCRIPTION:

This 22+/- acre recreational property for sale is sure to please the outdoor enthusiast. This property has a 3 acre lake, a 2.5 acre lake, and 3 half acre ponds. All lakes are stocked with quality largemouth bass, crappie, catfish, red ear sunfish, and bluegill. Whitetail deer, wild turkey, rabbit, squirrel, and duck are abundant on this property. Four wheel ATV trails throughout for hiking or ATV riding. Fruit bearing trees have been planted including peach trees, mulberry trees, blackberry bushes, raspberry bushes, and strawberry plants. Fresh spring water from 6 different places is perfect to sustain large gardens.

The 1,512 square foot, 3 bed, 2 bath home is a perfect getaway or a place to all home. The home is a double-wide mobile home sitting on a foundation with a sunroom added on. Newly added hardwood floors and a beautiful DaVinci imitation wood shake roof. The 30x60 shop can house all of your equipment, cars, or any other items you need to store. Alongside the shop is an 8x8x20 shipping container for additional storage. Hunt, fish, or just relax on this beautiful 22 +/- acre getaway.

## PROPERTY HIGHLIGHTS:

- 22 +/- acres in Annapolis, MO
- 1,512 sq. ft. home; 3BD/2BA, sunroom & large deck
- Multiple stocked fishing lakes
- 30x60 machine shed with electric & concrete floor
- Hunting
- Fishing
- ATV trails throughout
- Fruit bearing trees & bushes
- Spring water from 6 different places



## PRESENTED BY:

**DERRICK BUDDEMEYER**

**Salesperson**

M: 314.496.7983

P: 855.573.5263 x716

dbuddemeyer@trophypa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

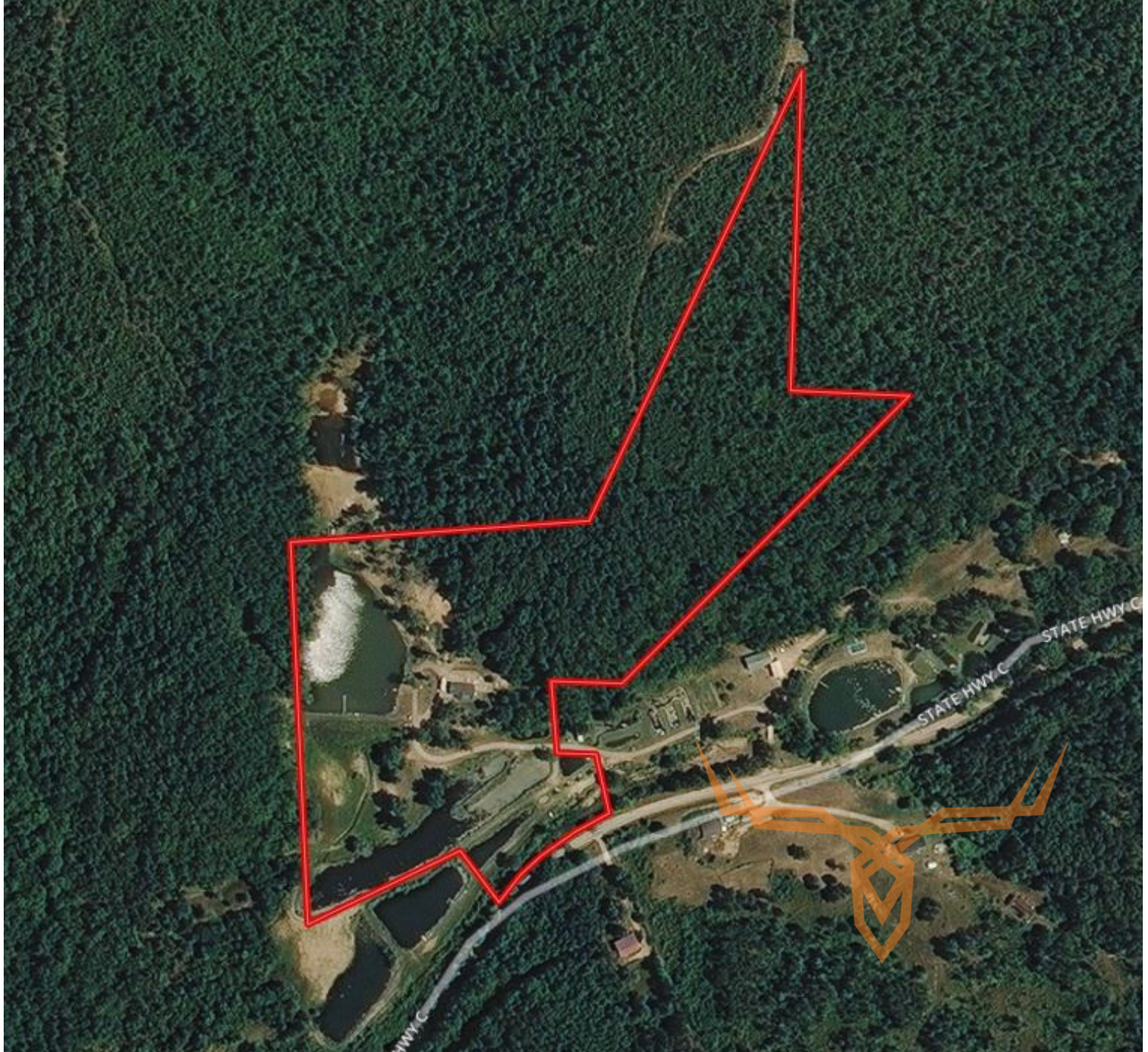
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**TAXES:** \$626

**TAX YEAR:** 2016

**TILLABLE:** 0 Acres

**TIMBERED:** 11 Acres

**PASTURED:** 0 Acres