

# Ste. Genevieve County 195 +/- Acre Cattle Farm & Country Home for Sale

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**PROPERTY ADDRESS:**  
13907 Hwy. T  
Fredericktown, MO 63645

**PRICE:** \$1,050,000

**ACRES:** 195

**COUNTY:** Ste. Genevieve

## PROPERTY DESCRIPTION:

This 195 acre farm is located in Ste. Genevieve Co. on Hwy. T, a short 1 hour 15 minutes from St. Louis with a blacktop road to the gate. The ground is fenced and cross fenced for cattle with 7 ponds/watering holes, a creek and a split of approximately 105 acres of timber and 90 acres of pasture.

There is a very well-kept 4,142 sq. ft. brick, 1.5 story traditional home with all the modern amenities including 5 bedrooms and 4.5 baths, 2 car attached garage and rear patio for entertaining or just unwinding after a full day.

There are also multiple outbuildings on the property including a separate 24X30, 2 car garage with over-sized doors and workshop with a 241 square foot studio apartment above, a large, 46X50 wooden barn used for storing hay and machinery, and another 24x30 metal barn with 3 stalls and separate tool storage.

Two deep wells with multiple heads running throughout the farm supply plenty of water. A couple other small storage sheds and a chicken coop are also on the property. Abundant deer and turkey sign is throughout the farm. A couple permanent tree stands are ready for a hunter.

## PROPERTY HIGHLIGHTS:

- 195 acre cattle farm
- Fenced and cross fenced
- 1 hour 15 minutes from St. Louis
- Blacktop to the gate
- 105 acres timber
- 90 acres pasture
- 4,142 square foot 5 bed/4.5 bath home
- Separate cottage/workers 242 sq. ft. studio apartment
- Separate garage/workshop
- Barn/storage
- Large 46x50 storage barn
- 7 ponds and watering holes/ 4 with fish
- Deer & turkey hunting opportunities



**PRESENTED BY:**

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

**TAXES:** \$2,383  
**TAX YEAR:** 2016