



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

80 +/- Acre Farm Hunting Land for Sale

St. Francois County Missouri



www.TrophyPA.com • 855.573.5263 • leads@trophyPA.com



PROPERTY ADDRESS:

242 Hwy 47
Bonne Terre, MO 63628

PRICE: \$320,000

ACRES: 80

COUNTY: St. Francois

PROPERTY DESCRIPTION:

80+/- acre farm that is less than an hour from St. Louis with a 65/15 split in timber to pasture ground. State Hwy. 47 all the way to the gate. Once on the property, there is a small 1,200 square foot home (being sold as is/where is) that has 2 bedrooms and 1 bath and 8 rooms in total. It has recently had some new windows installed. Some finish work still remains but with some TLC could be a nice home or get away. There is also a detached 2 car garage/workshop.

The ground is surrounded on 2 sides by a large 700+ acre tract that is only accessed through Terre Du Lac Resort. There is a small pond and lots turkey and deer sign. The owner has multiple sheds that have been found on the property.

Multiple trails run throughout the timber for great access to any part of the farm. This is an ideal place for your home, weekend getaway, hunting, or to ride ATV's.

PROPERTY HIGHLIGHTS:

- 80 +/- acres less than an hour from St. Louis
- State Hwy to the gate
- 15 acres pasture ground, 65 acres of timber ground
- Small 9 room, 1,200 sq. ft., 2 bed/ 1 bath
- farm house (being sold as is/where is)
- 2 car detached garage.
- Room for a garden or grapes
- Small pond
- Abundant wildlife sign



PRESENTED BY:

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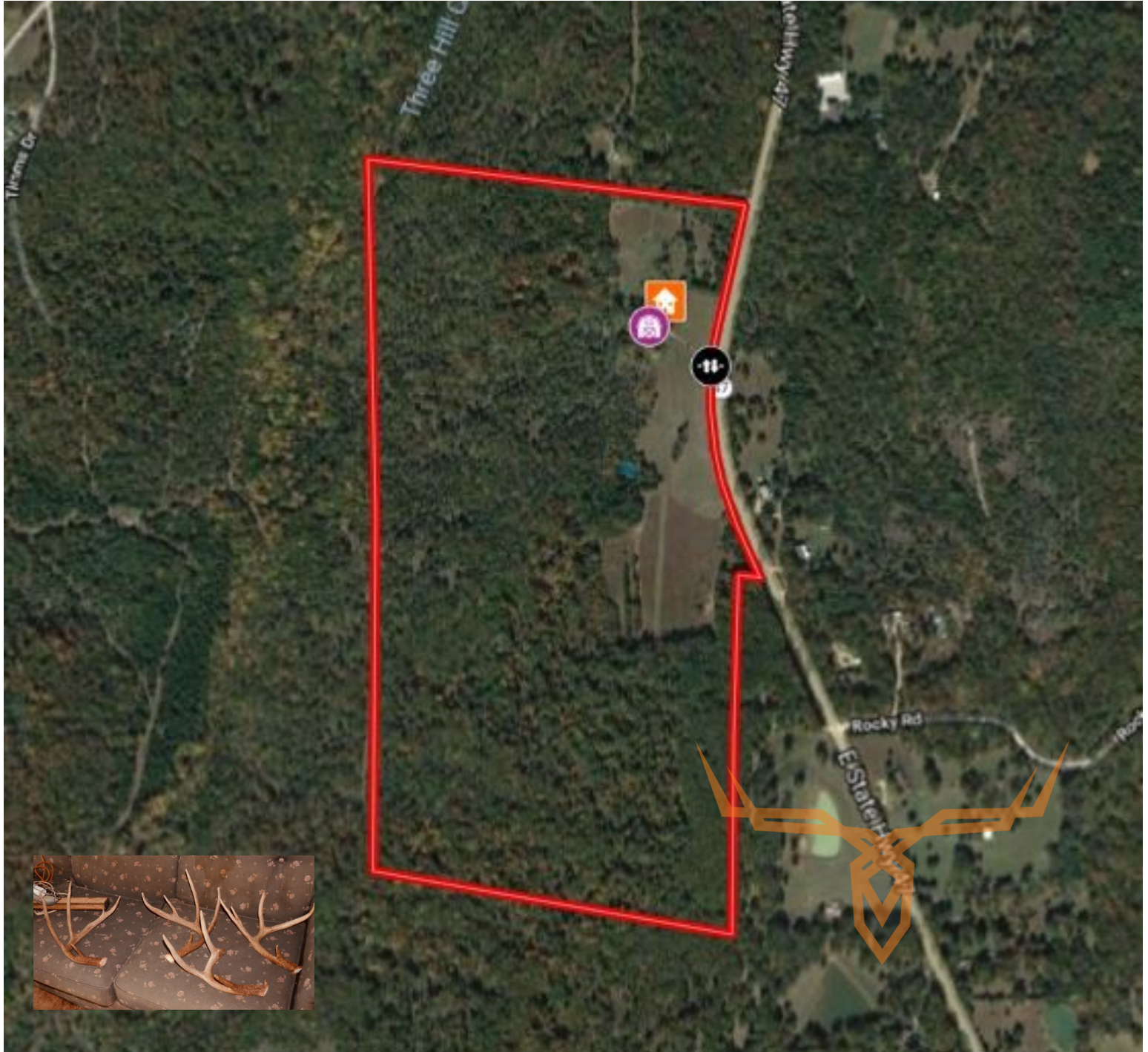


TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$413.09

TAX YEAR: 2017

