



70.89 Acre Missouri Timberland for Sale - Franklin County

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

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PRICE
REDUCED



PROPERTY ADDRESS:

00 Gravois Road (Hwy 30/47)
St. Clair, MO 63077

PRICE: \$289,900

ACRES: 70.89

COUNTY: Franklin

PROPERTY DESCRIPTION:

This 70.89 acre recreational haven is all timber ground and is located just outside of St. Clair, MO. on Gravois Road (Hwy. 47/30). Blacktop all the way to the gate makes this a short 35-minute drive from Hwy. 70 & 55. There is wildlife sign (deer & turkey) throughout the ground and there are approximately 1,000 feet of a creek on the property that is formed by runoff from Lake Thunderbird just a couple hundred yards away.

This ground has basically been untouched in years. There are some ATV trails and some fence on parts of the boundary lines. If you are looking for a place to ride ATV's and hunt with some added value in marketable timber this is your spot.

PROPERTY HIGHLIGHTS:

- 70.89 acres
- All timber ground
- 40 minutes from 270 & 44
- Blacktop Hwy to the gate
- 1,000 feet of creek on the property from Lake Thunderbird runoff
- Approx. 1,500 feet of road frontage on Gravois Rd. (Hwy 47/30)



PRESENTED BY:

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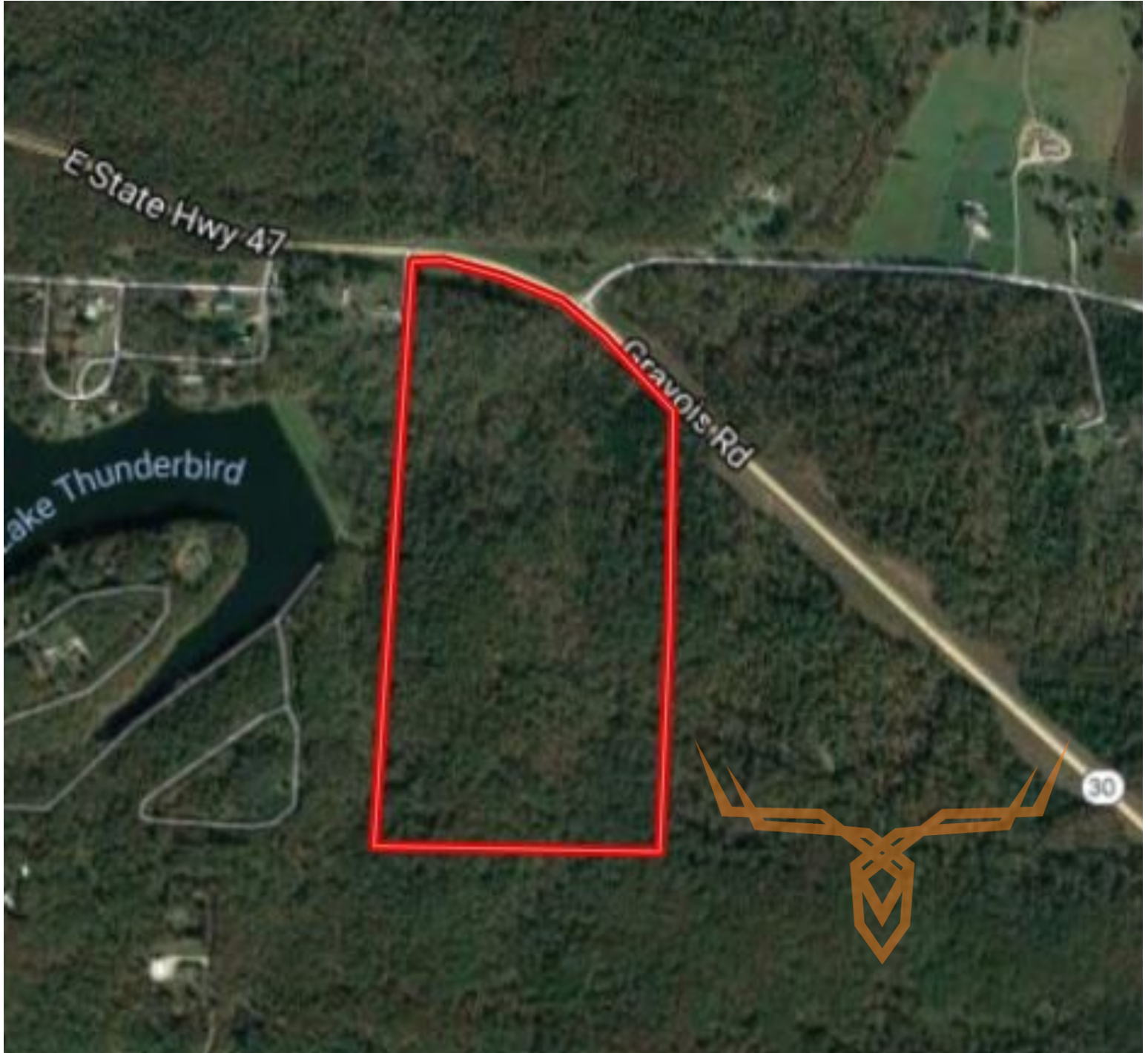
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$185

TAX YEAR: 2016