

Cheatham Farm Estates

Troy, Lincoln County, MO

Near The Village of Old Alexandria lies Cheatham Farm Estates. This nearly open rolling property has been developed into 5 Exclusive Tracts ranging from 6 to 12 acres. **Bring your Builder, Build your Home, Build your Shouse, Build your Barn for your Mini Farm or Private Estate.** Easy access to Hwy 61 and right around the corner from Cuivre River State Park. Minimal restrictions, Horses Allowed, Troy R-3 school district. Easy commute to anywhere in the St. Louis Metropolitan Area.

Tracts	Asking Price
5.97 Acres	\$137,310
6.51 Acres	\$149,730
5.22 Acres	\$120,060
11.8 Acres	\$236,000
11.92 Acres	\$238,400

Restrictions

- No mobile, modular, manufactured homes
- No land fill, junk yard, or quarry
- No RV parks
- No livestock confinements
- No Commercial dog kennels
- No galvanized tin on any structure
- No abandoned cars, motorcycles, trucks or motor vehicle of any kind whatsoever that are unable to move under their own power may be stored on any lot more than 30 days, unless stored in shed/garage.
- All homes must be a minimum of 1,400 square feet; Structures known as Shouse, pole barn residence, or Barndominium are allowed
- No subdividing of tracts except for tract 11.80 ac. & 11.92 ac. Can be subdivided once equally: the party subdividing a tract must be provide and record a revised plat of said tract prior to any transfer of property

Road Maintenance Agreement

Tract 5.97 ac, 6.51 ac, 11.8 ac, 11.92 ac

- \$150 per year

