



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

Madison County Missouri Land for Sale at iAuction - Richard Edwards Estate

www.TrophyPA.com | (855) 573-5263 | leads@trophyapa.com



PROPERTY ADDRESS:
11834 Hwy 67
Fredericktown, MO 63645

ACRES: 95
COUNTY: Madison

Property Preview Saturday, August 5th 10AM to Noon.

Welcome to the fantastic property in Madison County, Missouri, boasting 95 surveyed acres. The property is being offered in three tracts. Situated on Highway 67, this property boasts excellent accessibility, making commuting and traveling a breeze. Located 16 miles south of Fredericktown, 35 minutes to Farmington and 45 minutes north of Poplar Bluff, you'll enjoy the perfect balance of privacy and convenience. Moreover, the property's proximity to Lake Wappapello ensures an easy drive for those seeking a weekend on the water.

Tract 1: A large 3-bedroom, 2-bathroom modular home with 5.89 surveyed acres. The house also has a formal dining, large kitchen, and master suite with private master bath. The property is large, level, and open enough for your own homestead set-up or just enjoy the elbow room.

Tract 2: A traditional frame built 3-bedroom, 2-bathroom home, featuring a 2-car garage and a covered porch with 10.01 surveyed acres. The home is tucked back into the timber, providing seclusion while surrounded by nature, but easy access to blacktop and town. The home has great flow from the large kitchen with breakfast island to the living room with wood burning fireplace. The master is large and has a separate bathroom. There are two additional rooms and main floor laundry as well.



PRESENTED BY:

PAUL DILLER

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Tract 3: 79.1 surveyed acres of hardwood timber and live spring fed creek. The property looks to hold mature timber and is surrounded by many large tracts. This would be a great hunting property, weekend getaway, or build your dream home. Additionally, there is a large machine shed on the property, complete with a concrete floor and roll-up doors, and separate metered electric service.

For further details or to explore this great property firsthand, please contact Paul Diller (636) 262-6352.

Tract 1: 5.89 surveyed acres with a 3bd/2ba modular on a crawl space with a carport and small shed.

Tract 2: 10.01 surveyed acres with 3bd/2ba house on a crawl space with a large open living room/dining/kitchen. 2 car attached garage and covered back porch.

Tract 3: 79.1 surveyed acres consisting of mature woods, trail system, and creek. Nice build sites along with machine shed with concrete floor.



The information presented is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements if any) is being sold As-Is, Where-Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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