



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

Gasconade County, MO Land iAuction

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



PROPERTY ADDRESS:

Pleasant Hill School Road
Rosebud, MO 63091

ACRES: 53±

COUNTY: Gasconade

PROPERTY DESCRIPTION:

Welcome to this 53± acre all wooded tract in Gasconade County, located in the charming area of Rosebud. Accessible via Pleasant Hill School Road, the property unveils its beauty as you travel down a deeded gravel easement road that leads you to a small clearing situated at the center of the property. The clearing could make for a great food plot to attract local wildlife or a cozy campsite for picnics and outdoor adventures. There is a well-defined walking trail, spacious enough to accommodate a UTV, that winds through the gently rolling topography.

Located just an hour from St. Louis, this property strikes the perfect balance between tranquility and accessibility. Amenities that cater to your daily needs are just 20-minutes away in Union. For those seeking a weekend retreat, the nearby White Mule Winery and BNB along Hwy 50 provides a haven to relax and unwind. If camping is your passion, the Tea Lakes Campground awaits with welcoming spaces for your camper along Hwy T.

This property offers the ideal setting for recreational activities and hunting enthusiasts alike. Blaze new trails, set up hunting stands to observe the local wildlife, clear spaces for food plots to attract deer and other game, search for prized mushrooms, and relish in invigorating hikes through the woods. The possibilities are as boundless as the natural beauty that graces this property.

To learn more about this land and its possibilities, reach out to Dean Cochran at 314-852-3621.



PRESENTED BY:

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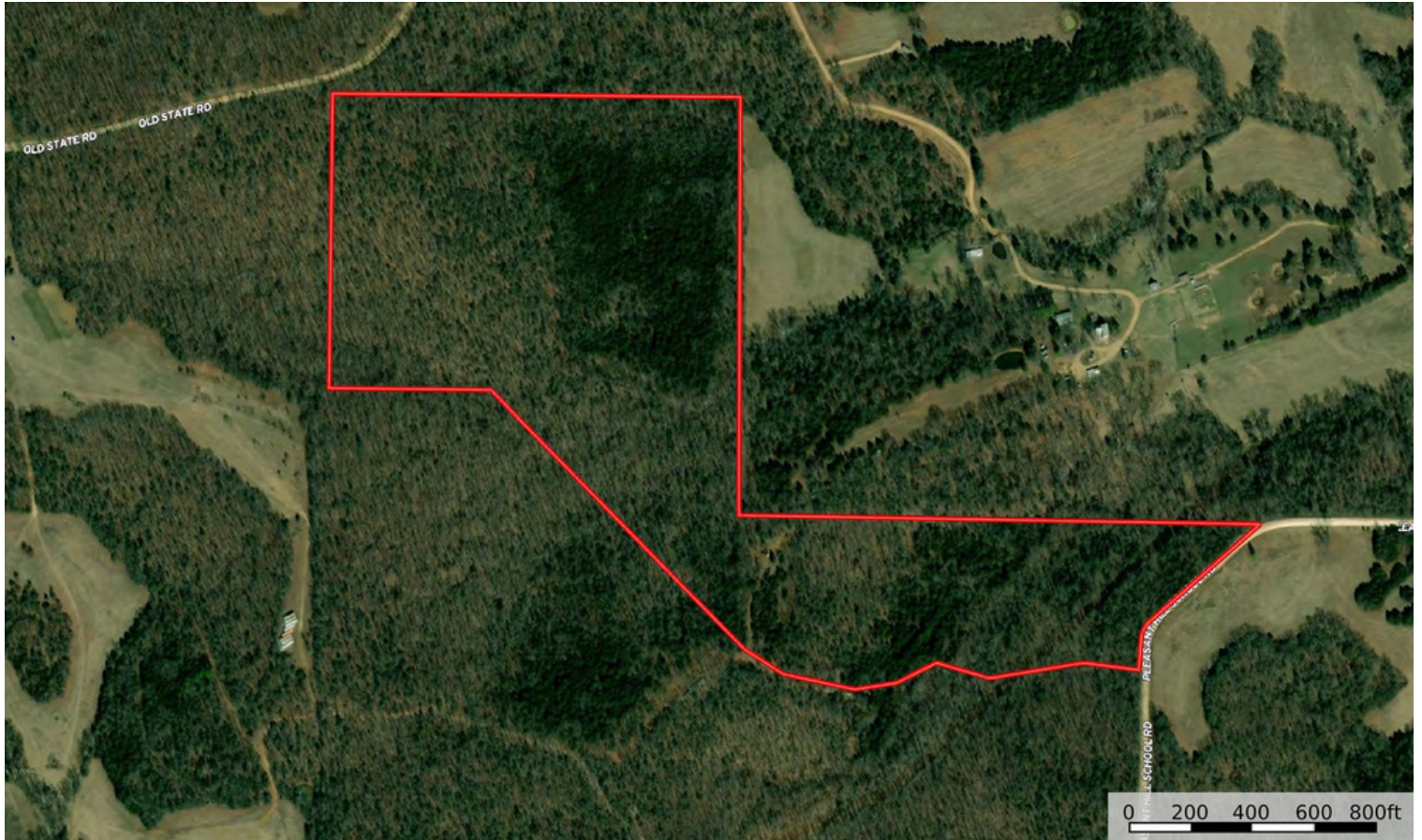


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The information presented is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There 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.