

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

31± Acre Turkey Mini Farm for Sale - Maries County

www.TrophyPA.com • (855) 573-5263 • leads@trophyPA.com



PROPERTY ADDRESS:

21114 Highway 68
Vichy, MO 65580

PRICE: \$495,000

ACRES: 31±

COUNTY: Maries

PROPERTY HIGHLIGHTS:

- Turnkey Mini Farm
- Multiple Ponds
- Suitable for Horses
- Livestock Friendly
- Premium Pasture
- Wooded Entry
- Private Setting
- Multiple Outbuildings
- Garden and Fruit Trees
- Dog Kennel
- Horse Stalls
- Fenced/Cross Fenced
- Workshop/Garage

PROPERTY DESCRIPTION:

YOUR TURNKEY MINI FARM AWAITS!

Do horses, cows, chickens, or dogs make your world a happier place? Here's the property for you! This mini farm comprises 31± acres with all the bells and whistles for a readymade paradise. Its location is the hub with four communities, each just 15 minutes in any direction, and the state capital, or the beautiful Lake of the Ozarks, are both just an hour away.

Do you like to fish? The larger of the two ponds is stocked with bass and perch, or you can head to Meramec Springs, just 30 minutes away.

Do you want some privacy? The gated driveway keeps the unexpected visitor at bay, and the mature oak trees keep the house out of view from the state highway. Plus, the neighbors are only visible if you go looking for them. After a long day, when you want to wind down, sit on the



PRESENTED BY:

JON HARTING

Land & Home Specialist

M: (314) 610-6650

P: (855) 573-5263 x751

E: jharting@trophyPA.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.TrophyPA.com

leads@trophyPA.com



31± Acre Turkey Mini Farm for Sale - Maries County

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

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com

back deck and watch Mother Nature and your critters enjoy the large backyard and pasture. The woods are enough to entice wild life to cross through and provide a nice nature hike.

Do you have a little homesteader in you? Prepare to preserve apples, pears, blackberries, strawberries, and whatever vegetables you want in the prepared garden area. Several outbuildings and a concrete floor shop provide lots of storage, and the livestock can access the pasture, shelter, or the barn. The entire perimeter of the property is fenced and cross-fenced, along with some pipe pens. For horse lovers, the barn has three nice oak stalls and a good size tack/grain room. One of the stalls has been converted to a 2-part kennel with 50-foot runs. Numerous flower beds provide season long color around the house.

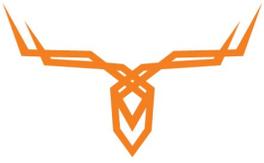
The house is well-maintained and smoke-free. The roof was recently replaced, and several new energy-efficient windows were installed in 2023. The main floor has two bedrooms, a full bath, and a large kitchen with a breakfast bar overlooking the pasture. The lower level includes a full bath, loads of shelving to store your canned goods, and even a nice-sized storage room that can be used as a gun vault, safe room, or office. There is also extra sleeping space and a possible kitchenette or bar.

County water is accessible, or the well offers great pressure, and you can take your pick of propane or wood heat. The new Generac generator will kick in if the power fails, so you are not in the dark.

If you wish to live the farm life or own a country retreat for the family, this unique and wonderful property awaits you!



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



31± Acre Turkey Mini Farm for Sale - Maries County

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

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



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