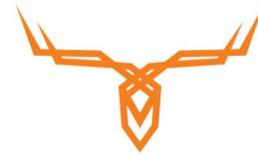




WELCOME TO PINE LAKE RETREAT

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

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ADDRESS: 262 OLD CADET RD., BONNE TERRE, MO 63628

LISTING PRICE: \$1,475,000

PROPERTY HIGHLIGHTS:

- 18± Acre Lake
- Trail System
- 169± Acres
- Beautiful Pine Trees
- Scattered Mature Timber
- Spring
- Live Creek
- Good Hunting
- Good Fishing
- Pavilion with Electric

PROPERTY DESCRIPTION:

Welcome to Pine Lake Retreat, a property that has been cherished by a family for over 70 years, now seeking new owners to embrace this exquisite paradise. The foundation of this property is primed for recreationalists, outdoor enthusiasts, or families seeking a getaway retreat. Additionally, with a few enhancements, it holds potential as a remarkable wedding venue, VRBO cabin rental, or corporate retreat.

The standout feature of this property is its 18+/- acre lake nestled in the heart of the property. This lake offers a abundance of entertainment options. Stocked with bass, bluegill, and potentially grass carp, it consistently yields impressive catches, including 3-6 lb bass and palm-sized bluegill. Beyond fishing, the lake transforms into a picturesque evening setting, ideal for relaxing at the perfectly situated pavilion equipped with electricity, enhancing the to be night ambiance.



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Moreover, the lake's size is perfect for paddleboarding, kayaking, and swimming.

Coming in a close second to the lake is the expansive 169+/- acres of land. A gravel drive leads to the pavilion, with neatly cut grass guiding the way. The property offers diverse landscapes, from flat hilltop fields overlooking the lake to wooded trails accessible via a short side-by-side ride. Nestled at the end of a cut field are majestic pine trees, offering another serene spot to unwind. Scattered throughout are mature hardwoods, adding to the property's natural beauty.

In addition to its major features, Pine Lake Retreat boasts several smaller amenities that enhance its allure. A perennial spring provides clean water year-round, while a live creek flows for most of the year. Good hunting opportunities for deer, turkey, and small game as well. Situated within an hour of southern stl county and just 30 minutes from Farmington with blacktop roads the entire way, it offers convenient access to amenities and nearby communities.

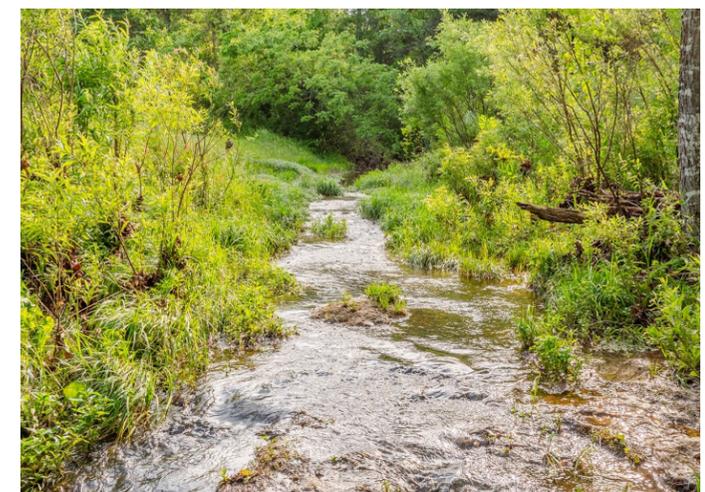
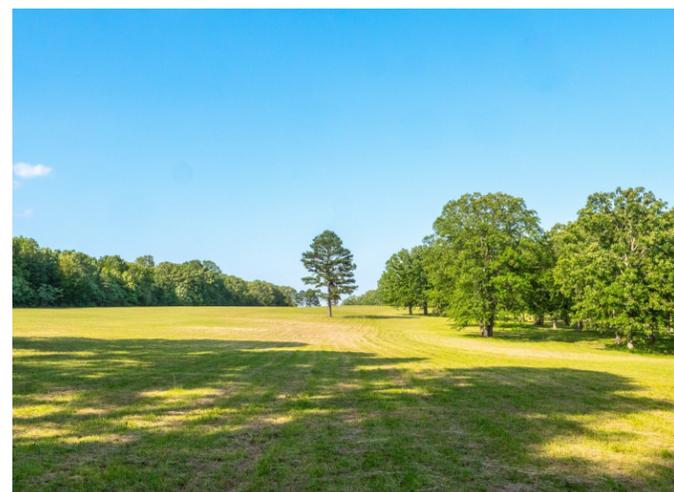
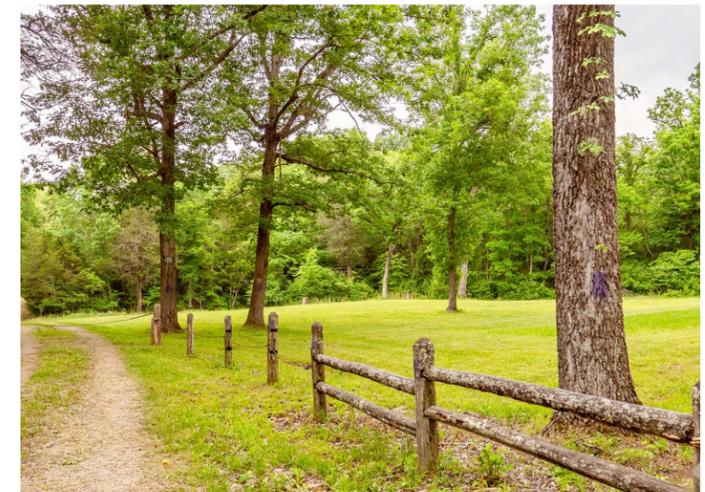
This property has been meticulously cared for over the past 70+ years, evident in its well-maintained roads, pristine lake, groomed trails, and acres of manicured grass. Having served various purposes for the current owner, they are now eager to pass the torch to new owners to create their own memories. Don't miss the chance to explore this remarkable property today



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