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#FC210

Acres: 210 Acres

Price: \$689,000

Location: 10 miles southwest of Lonedell on Highway 47

Description: **42 Acres - Grass** – High ridges with sloping fields
160 Acres—woods—Surround open fields and lake
7.4 acre Lake stocked with bass, catfish, crappie and bluegill
State Highway 47 Access

PROPERTY DATA

Utilities: Electricity & deep well

Zoning: Agriculture

Taxes: \$741

School Dist: R-13

Improvements: A-Frame, storage building, boat docks

LAND DATA

Total Acres: 210 Acres

Tillable Acres: none

Pasture Acres: 42 Acres

Timber Acres: 160 Acres

Streams: None

Ponds/Lakes: 7.4 acre lake

Building Acres: 3 Acres

Topography: Level to 22% slope

Brief legal Section 12, 13, 7 Twp 40N R 1E

Data Notes:

7.4 Acres - Lake

-private - near center of 210 acres

-over 20 years old

-dam widen and enhanced about 8 years ago

-stocked with bass, catfish, crappie, bluegill

42 Acres - Pasture

-largest grass field is about 32 acres in size

-Topography maps shows private landing strip 2,000 ft long es

- 2 fields of about 6 acres each

150 Acres - woods

-surrounds the outer part of 210 acres

-rolling land

Improvements

-A-Frame

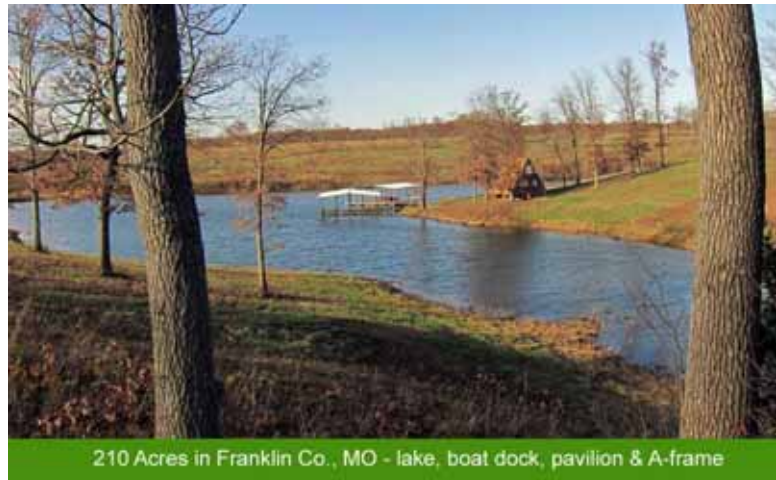
-18ft x 28ft

--bath, bedroom, heat/ac, deep well

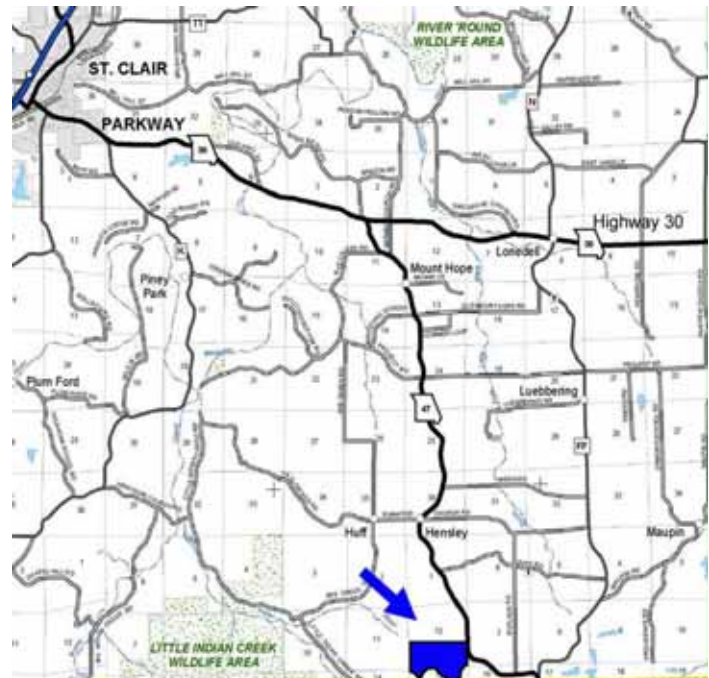
Covered boat dock-18ft x 32ft

Covered Pavilion 40ft x 40ft

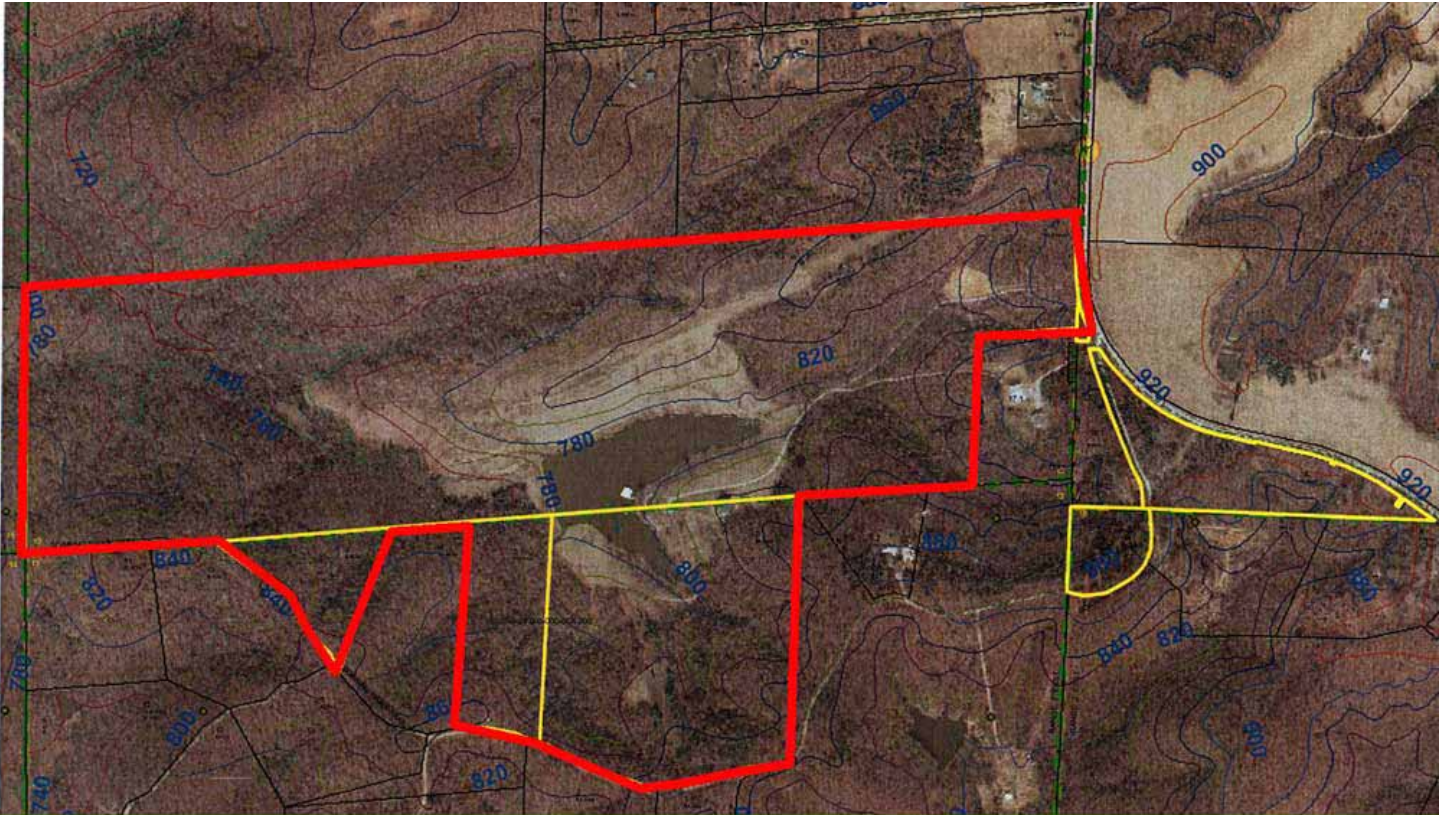
Storage building - 40ft x 60ft with concrete floor



210 Acres in Franklin Co., MO - lake, boat dock, pavilion & A-frame



Driving Directions & Notes: From St. Louis (I-270 & Highway 30) travel west 37 miles on Highway 30 pass Lonedell to Highway 47. Go South on highway 47 about 7 miles. Property located on west side of Highway 47



210 Acres in Franklin Co., MO - assessor map (outlined in red)



210 Acres in Franklin Co., MO - 40ft x 40ft cover pavilion



210 Acres in Franklin Co., MO - view from pavilion