

12015 Manchester Road
St. Louis, MO 63131



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#FC398

Acres: 398 Acres

Price: \$1,600,000 (\$4,000/ac including improvements)

Location: About 3 Miles northwest of St. Clair, MO

Description: 292- Acres - farmland
92 Acres—woods—
2 homes, machine storage

PROPERTY DATA

Utilities: Deep well

Zoning: Agriculture

Taxes: \$3,009.74

School Dist: r

Improvements: 2 homes, machine storage grain storage

LAND DATA

Total Acres: 398 Acres

Tillable Acres: 219 Acres

Pasture Acres: 72 Acres

Timber Acres: 92 Acres

Streams: none

Ponds/Lakes: 2

Building Acres: 15 Acres

Topography: Level to varied



Data Notes:

Brief Description - Section 13 & 24 Twp 43 N R 3 W.;

Driving Directions & Notes: From I-44 and I-270 in St. Louis County, travel west 29 miles to US-50 to Union; travel west 16 miles to Beaufort and turn north on MO- 185. Travel 2 miles north to Old State Road; turn west for 1/2 mile to Methodist Church Rd, turn right and travel 1/2 mile. Property on left



398 acres in Franklin Co., MO - *Aerial photo*



398 Acres in Franklin Co., MO - *4 bedroom home*



398 Acres in Franklin Co., MO - *field road through farm*