

**Bieler's Bluff**  
1182 Madison 9547  
Fredericktown, MO 63645

**\$244,900**  
4.400± Acres  
Madison County





**Bieler's Bluff**  
**Fredericktown, MO / Madison County**

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**SUMMARY**

**Address**

1182 Madison 9547

**City, State Zip**

Fredericktown, MO 63645

**County**

Madison County

**Type**

Hunting Land, Residential Property

**Latitude / Longitude**

37.5855 / -90.4976

**Taxes (Annually)**

377

**Dwelling Square Feet**

930

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

4.400

**Price**

\$244,900

**Property Website**

<https://livingthedreamland.com/property/bieler-s-bluff-madison-missouri/39155/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## Bieler's Bluff

### Fredericktown, MO / Madison County

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#### **PROPERTY DESCRIPTION**

Imagine waking up to birds chirping with the gentle sound of water rushing, then stepping onto your deck to sip your morning coffee and overlook one of the best river views the county. This hidden oasis just beyond the trees boasts an abundance of wildlife, but not lacking on any modern conveniences. Whether you are looking for your own personal escape, or a short-term rental for an investment, this property is just for you. This cozy two bedroom, one bath home boasts bamboo floors throughout, custom kitchen cabinetry, Thermador double wall ovens, and both a screened in porch and large deck. Leaving not even the smallest details out, this property has a large storage space under the home, a 9x20 shed, 90 plus York air conditioner and furnace, a kitchen water filter system, and Hardie siding. The location is any kayaker's dream with some of the greatest rafting in the state right along the St. Francis River. This property is sure to feel like home, call today for your showing.



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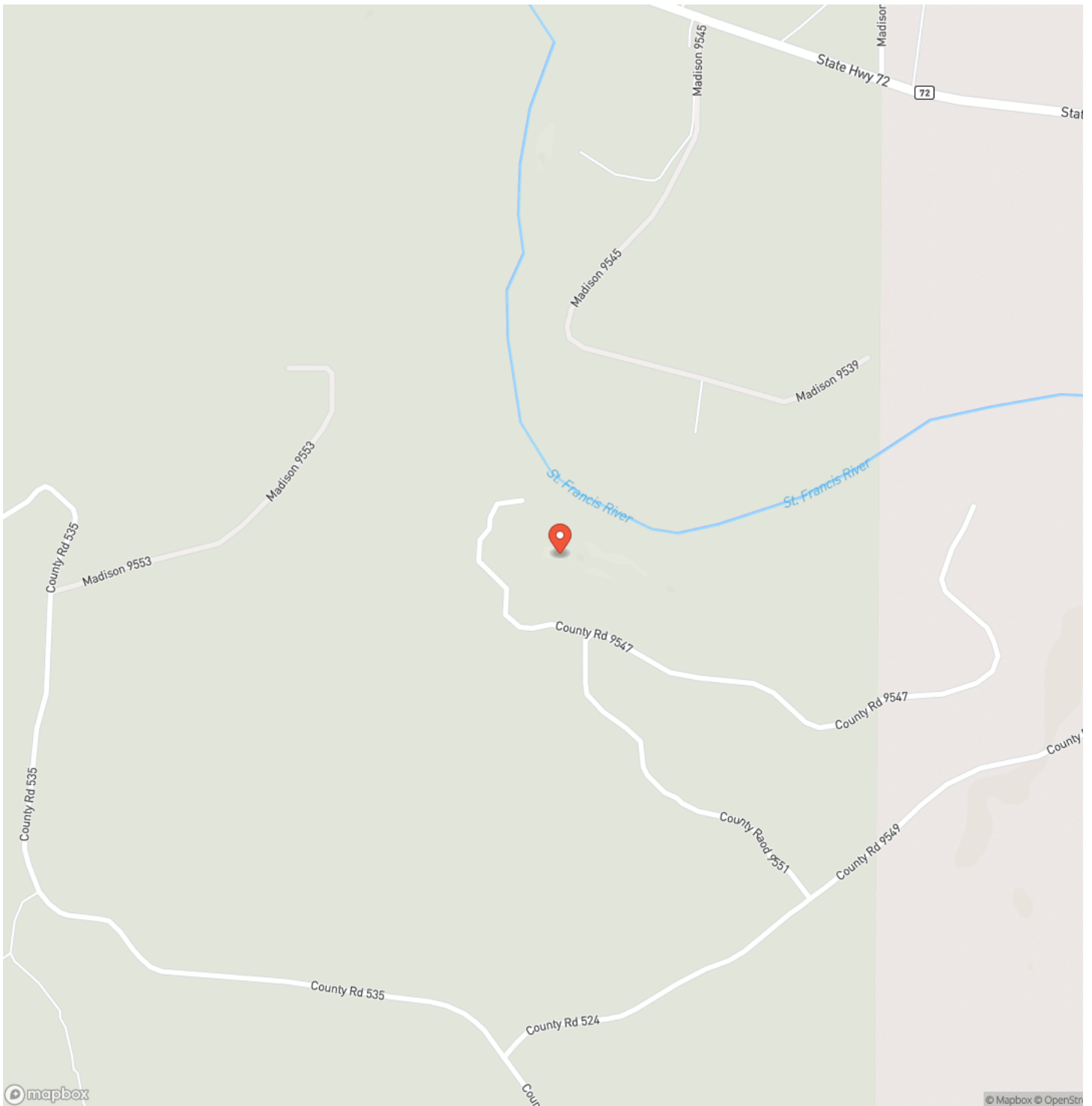


**MORE INFO ONLINE:**

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## Locator Map



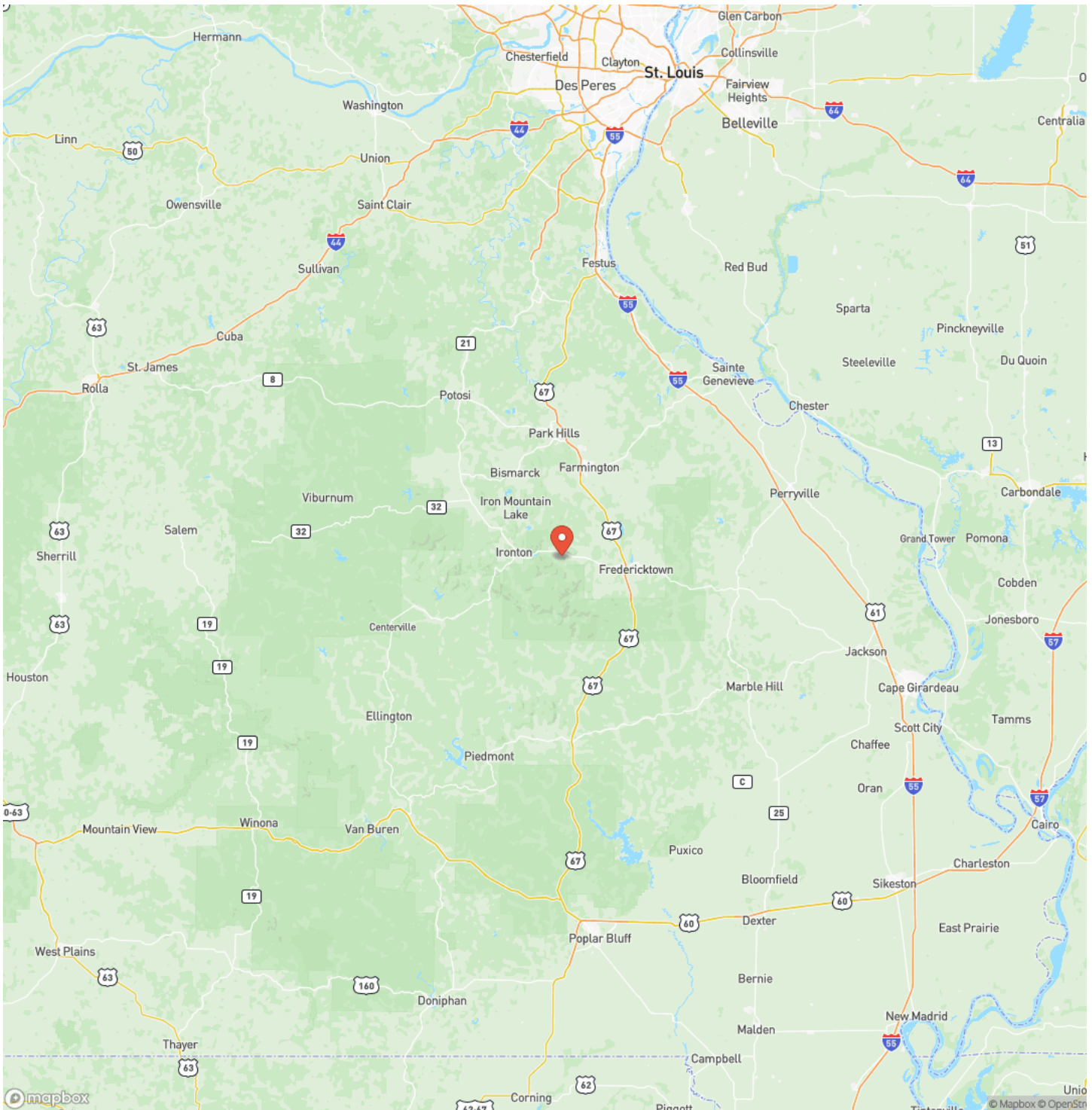
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## Locator Map



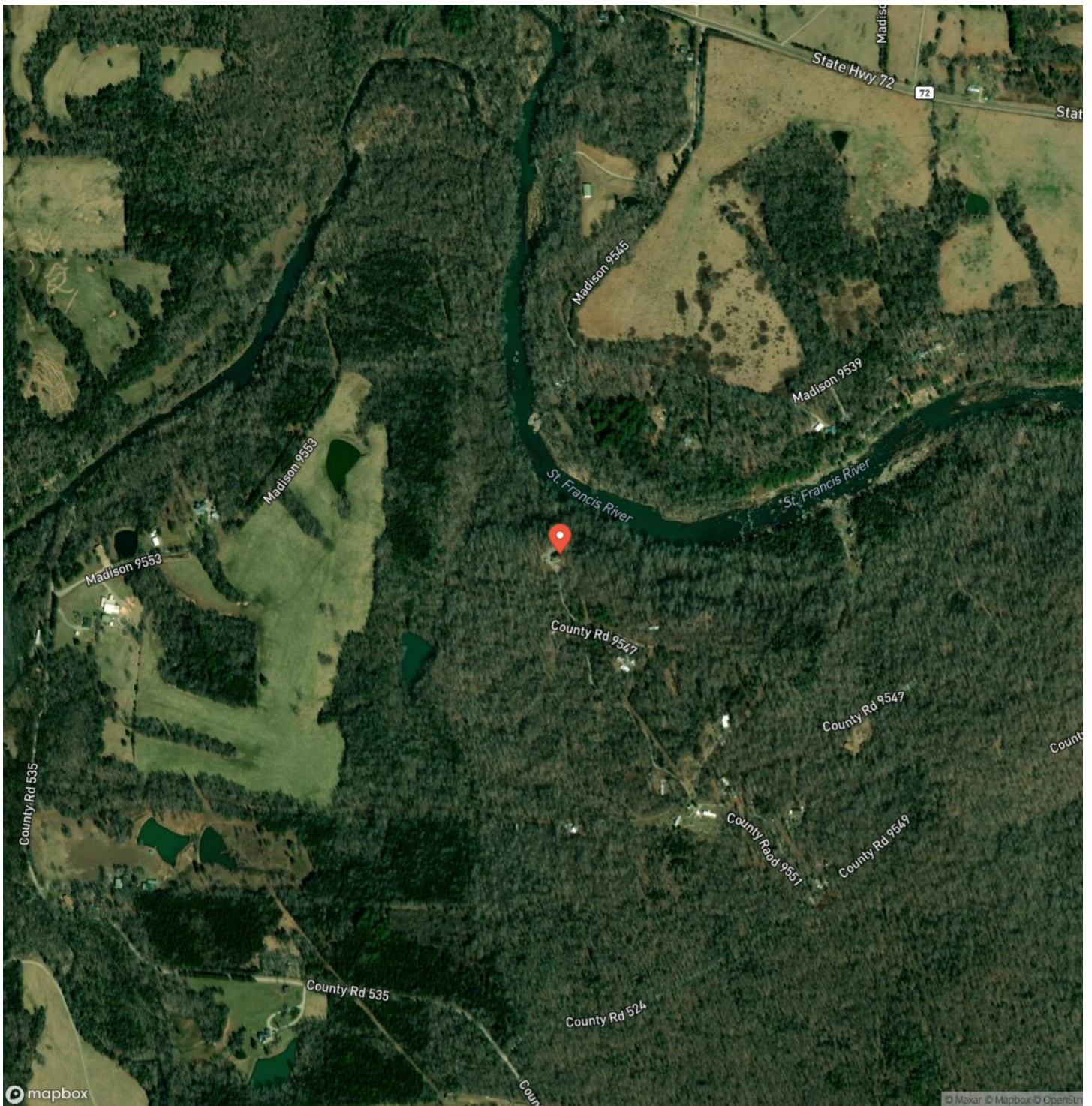
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## Satellite Map



## Bieler's Bluff

## Fredericktown, MO / Madison County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Lance Cureton

## Mobile

(573) 561-4400

## Email

[lance@livingthedreamland.com](mailto:lance@livingthedreamland.com)

**Address**

515 S. Franklin St.

## City / State / Zip

Cuba, MO 65453

## NOTES



**MORE INFO ONLINE:**

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Living The Dream Outdoor Properties**

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

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