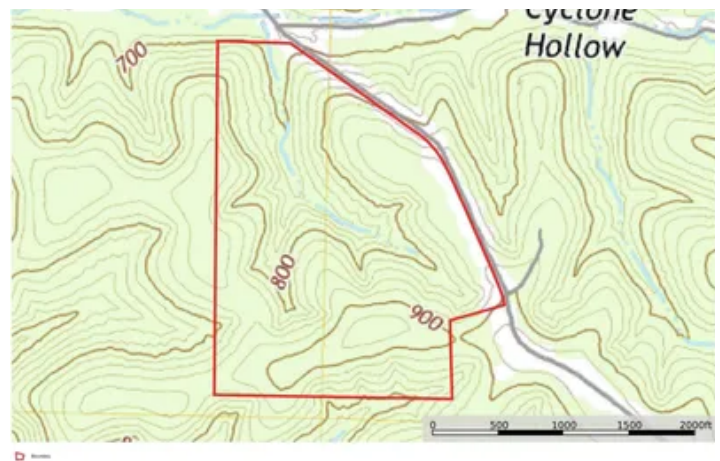


Washington Woodlands  
Highway A  
Sullivan, MO 63080

**\$299,900**  
104± Acres  
Washington County



**Washington Woodlands**  
**Sullivan, MO / Washington County**

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**SUMMARY**

**Address**

Highway A

**City, State Zip**

Sullivan, MO 63080

**County**

Washington County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

38.1674 / -90.9419

**Taxes (Annually)**

54

**Acreage**

104

**Price**

\$299,900

**Property Website**

<https://livingthedreamland.com/property/washington-woodlands-washington-missouri/41516/>



**MORE INFO ONLINE:**

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



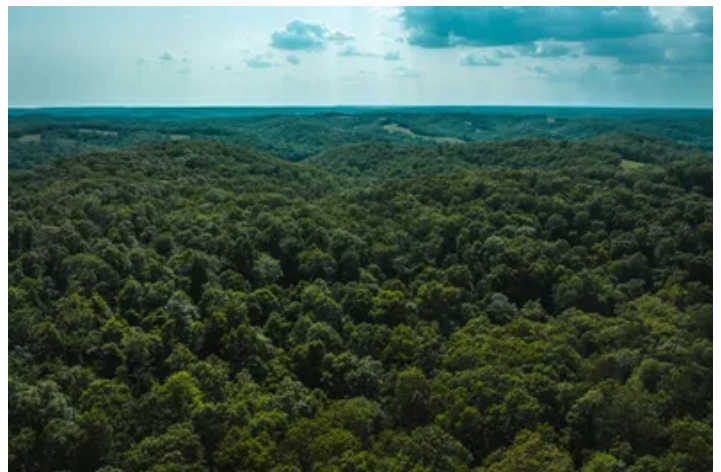
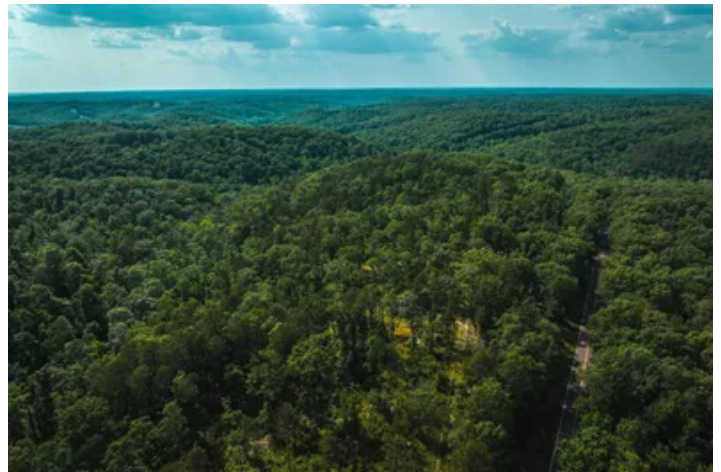
**PROPERTY DESCRIPTION**

This property consisting of 104 acres has a variety of desirable features for hunting & potential residential purposes. The presence of mature timber indicates a well-established forest. The pockets of cedars on the property serve as ideal deer bedding areas. Besides deer the property seems to offer opportunities for hunting turkey & small game. The property's frontage along Hwy A makes it easily accessible. Its proximity to St. Louis (one hour and 20min) and Sullivan (20min) makes it a convenient option for a weekend hunting retreat or even a full-time residence. The availability of excellent building sites means the property has the potential to be developed as a permanent residence or a hunting cabin. The wet weather creek provides a water source for wildlife & potentially enhance the property's natural beauty.



Washington Woodlands  
Sullivan, MO / Washington County

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**MORE INFO ONLINE:**

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



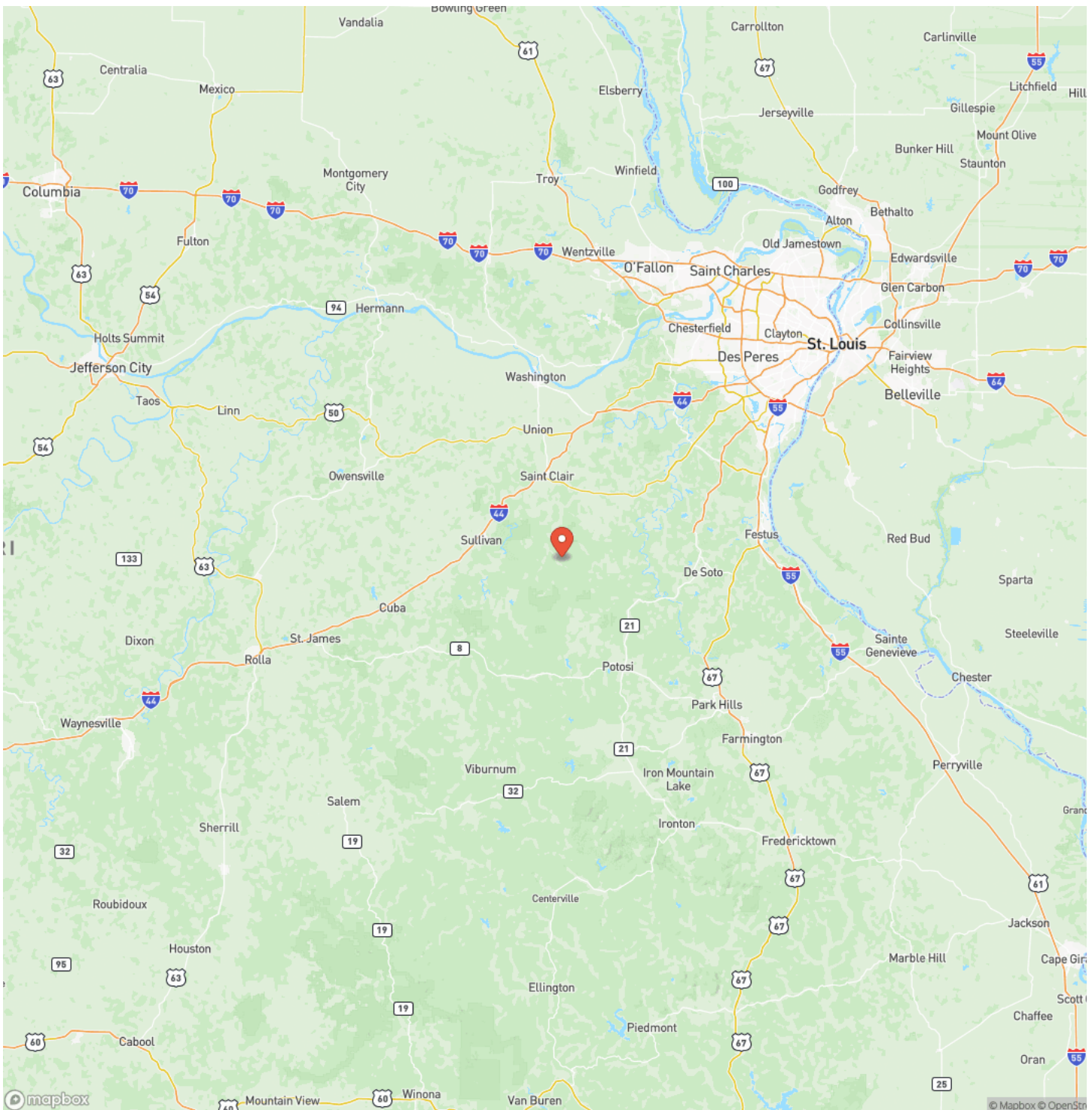
## Locator Map



**MORE INFO ONLINE:**

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

## Locator Map



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



## Satellite Map



**MORE INFO ONLINE:**

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

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter Hindman

## Mobile

(636) 373-1509

## Email

hunterh09@yahoo.com

## Address

100 Chesterfield Parkway

## City / State / Zip

Chesterfield, MO 63005

## NOTES

[illegible]

## This image shows a blank 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.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 relationship 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**  
100 Chesterfield Parkway  
Chesterfield, MO 63005  
(855) 289-3478  
<https://livingthedreamland.com/>

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