

Cape Girardeau County Equestrian Facility
4066 State Hwy N
Advance, MO 63730

\$400,000
11.300± Acres
Cape Girardeau County



Cape Girardeau County Equestrian Facility
Advance, MO / Cape Girardeau County

SUMMARY

Address

4066 State Hwy N

City, State Zip

Advance, MO 63730

County

Cape Girardeau County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

37.211174 / -89.791782

Taxes (Annually)

1048

Dwelling Square Feet

1678

Bedrooms / Bathrooms

3 / 2

Acreage

11.300

Price

\$400,000

Property Website

<https://livingthedreamland.com/property/cape-girardeau-county-equestrian-facility-cape-girardeau-missouri/45132/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

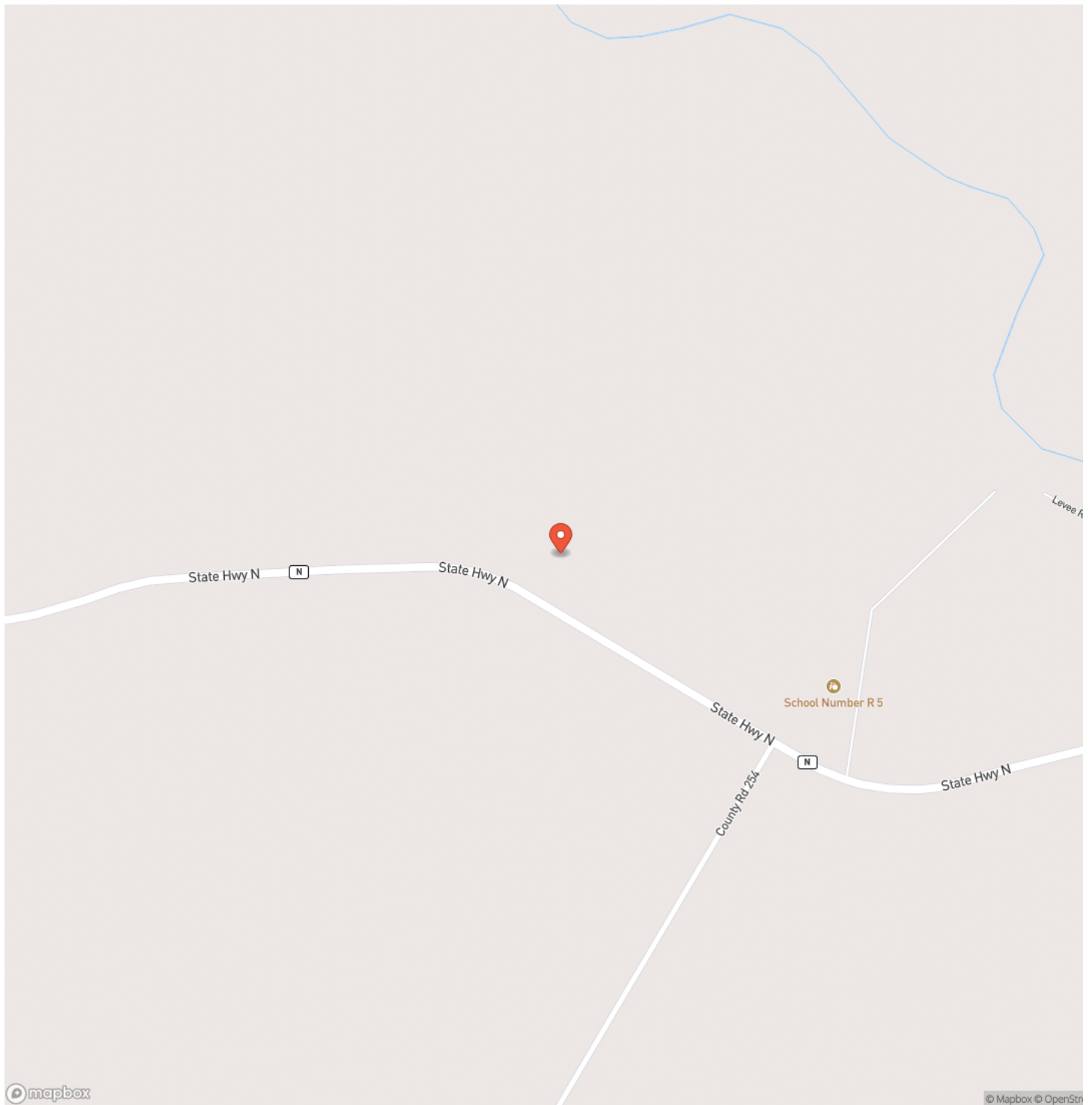
Located only 20min from Cape Girardeau and 25min from Jackson, MO sits this beautiful income producing equine facility. The 11+/-ac this farm sits on is mostly fenced & cross fenced with multiple turnouts & Paddocks. The arena barn is approx 112'x120' with 9stalls, a hay loft that can store 700 bales, tack room, tool room, bathroom, heated office & indoor riding area. The addtl barn is 60x75 with 4stalls, hay storage, trailer parking & a lean-to area to keep your livestock out of the weather. The outdoor riding arena is approx 100x200. The remodeled manufactured home is 1,678sqft & has 3beds, 2baths & wood burning fireplace in the living room. The heat pump & AC unit were replaced 2 years ago. With the large attached 2car attached garage there is plenty of room for parking & storage. As you walk out on the back deck you're greeted with the above ground swimming pool which is great for those hot summer days & hosting guests. For the safety of you & your family there is a new storm shelter in the backyard. There's a portable shed that can be used for lawnmower storage & yard maintenace. The 2 year old 12x32 finished she-shed with heat & AC would make for a great office or possible guest house. The income producing possibilites with thise farm are very abundant!



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Locator Map

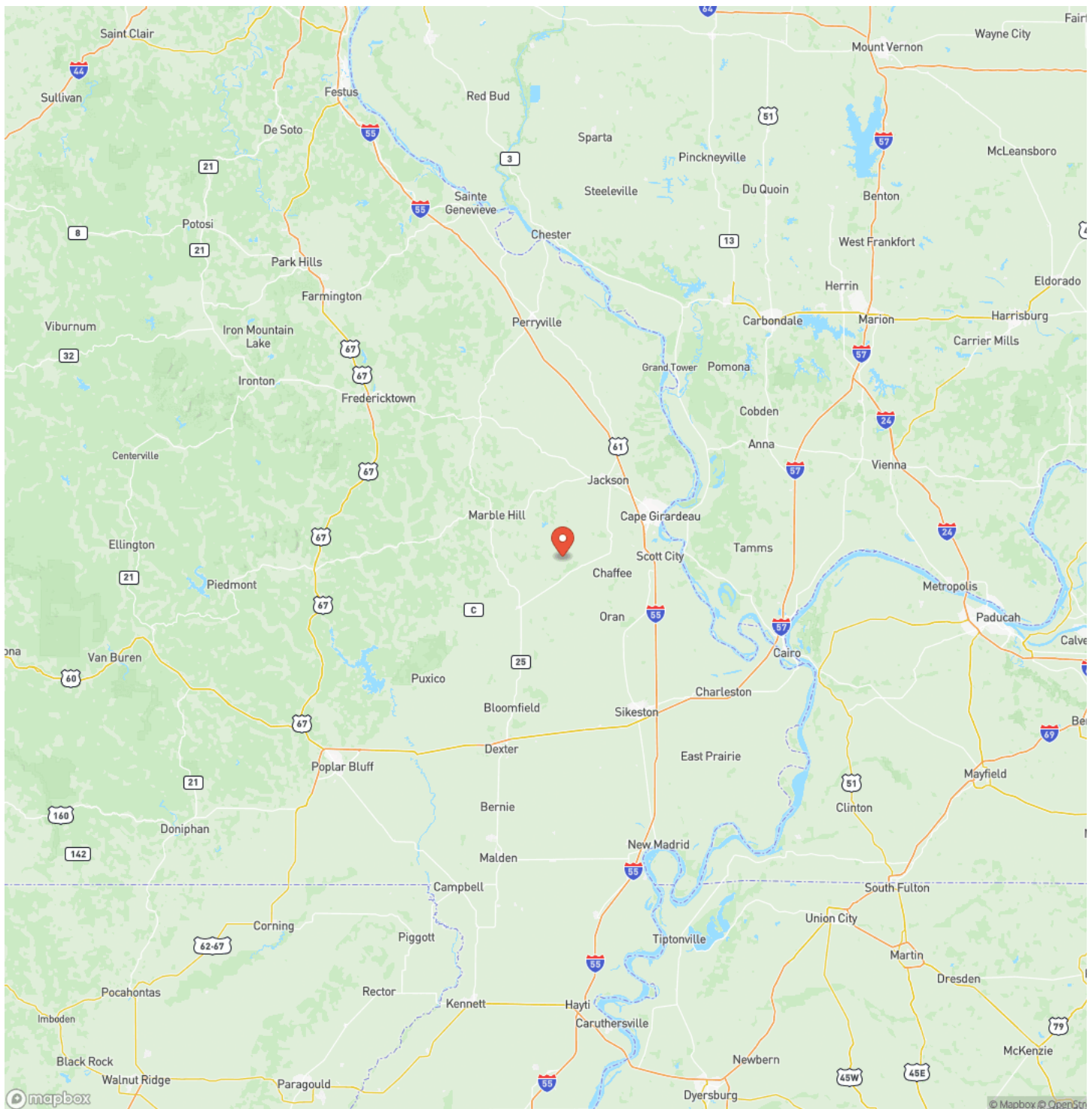


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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Geoff Myers

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Address

100 Chesterfield Parkway

City / State / Zip

Chesterfield, MO 63005

NOTES

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