

**Young Timber Tracts 45**  
County road 410  
Fredericktown, MO 63645

**\$31,475**  
6.295± Acres  
Madison County





**Young Timber Tracts 45**  
**Fredericktown, MO / Madison County**

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**SUMMARY**

**Address**

County road 410

**City, State Zip**

Fredericktown, MO 63645

**County**

Madison County

**Type**

Recreational Land, Hunting Land, Horse Property

**Latitude / Longitude**

40.439807 / -91.656638

**Taxes (Annually)**

30

**Acreage**

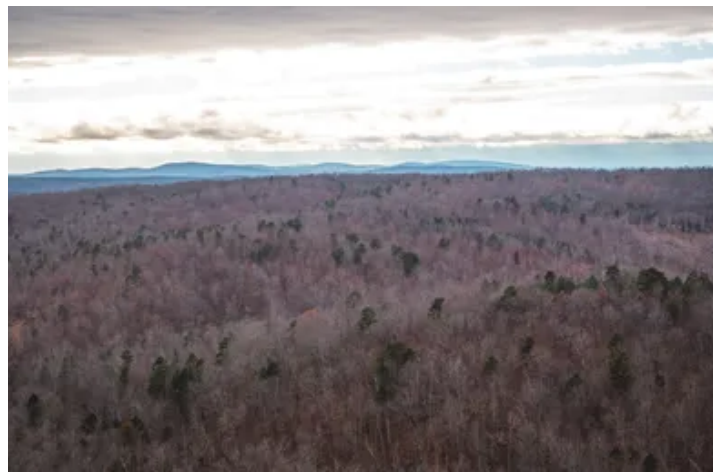
6.295

**Price**

\$31,475

**Property Website**

<https://livingthedreamland.com/property/young-timber-tracts-45-madison-missouri/53547/>



**MORE INFO ONLINE:**

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



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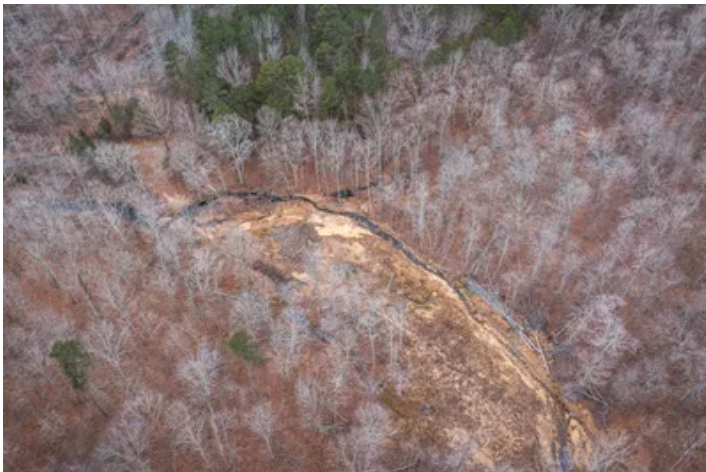
**PROPERTY DESCRIPTION**

Deer Hunter and recreational enthusiasts dream 6.295+ / - Just minutes outside Fredericktown Mo, Hour and a half south of St. Louis and 40 minutes north of Poplar Bluff. Close to thousands of acres of Mark Twain National Forest. Endless hiking and side by side riding, Great spot for home site or cabin. Call today before this one gets away! Appts, through the MLS.



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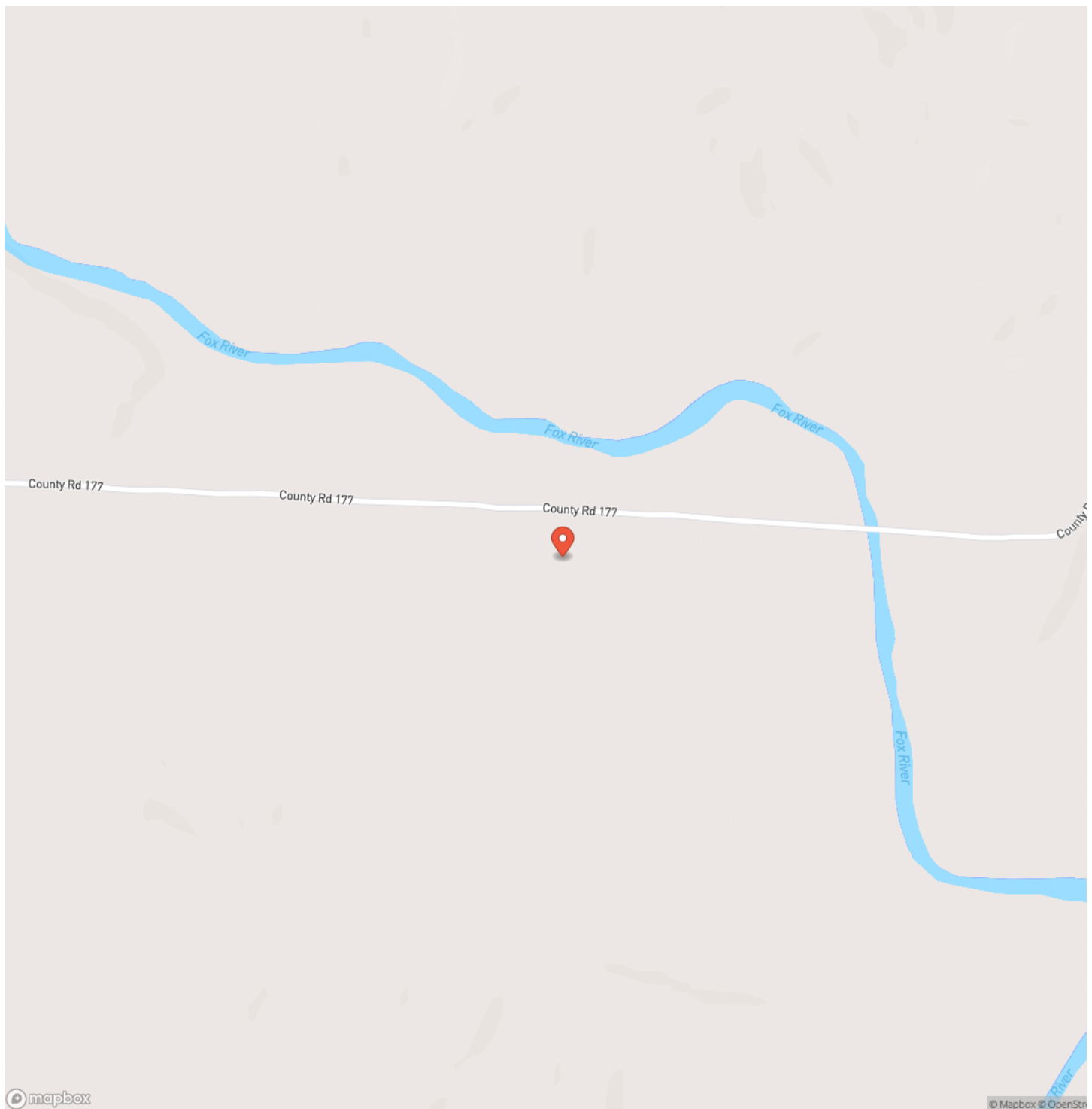
**MORE INFO ONLINE:**

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## Locator Map

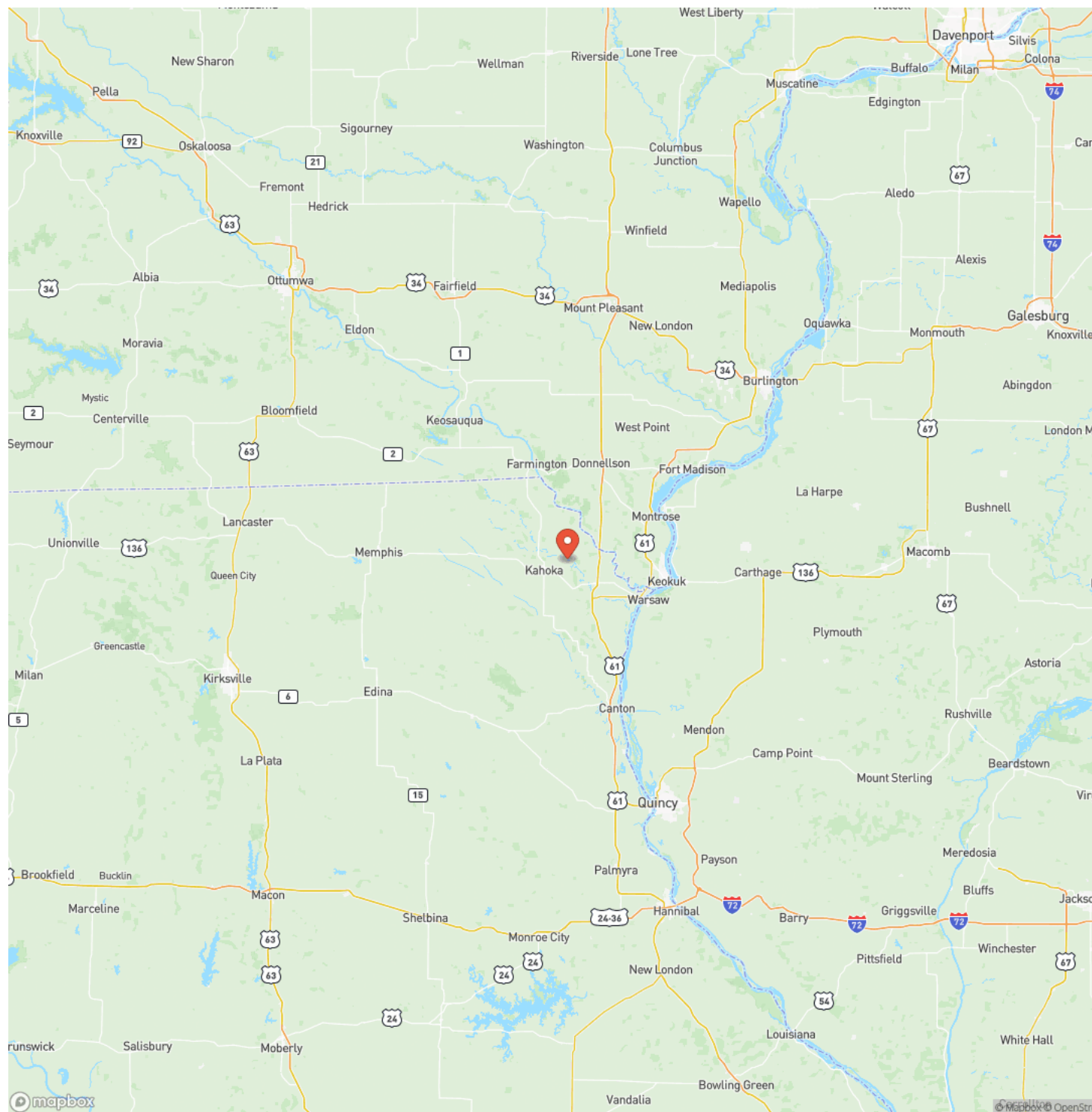


**MORE INFO ONLINE:**

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



## Locator Map





## Satellite Map



## Young Timber Tracts 45

### 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

[illegible]

**MORE INFO ONLINE:**

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



## 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.



## **DISCLAIMERS**

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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 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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