

St Francis River Fish-trap
1 Off Madison 408
Fredericktown, MO 63645

\$399,999
82.730± Acres
Madison County



St Francis River Fish-trap
Fredericktown, MO / Madison County

SUMMARY

Address

1 Off Madison 408

City, State Zip

Fredericktown, MO 63645

County

Madison County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

37.565119 / -90.2866

Taxes (Annually)

38

Acreage

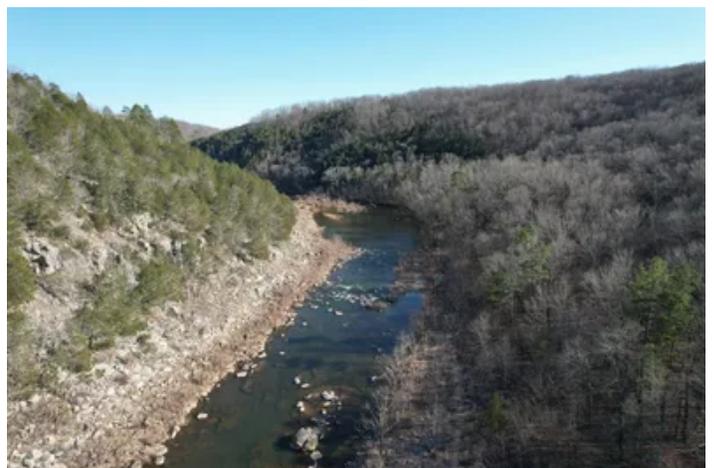
82.730

Price

\$399,999

Property Website

<https://livingthedreamland.com/property/st-francis-river-fish-trap-madison-missouri/53930/>



St Francis River Fish-trap
Fredericktown, MO / Madison County

PROPERTY DESCRIPTION

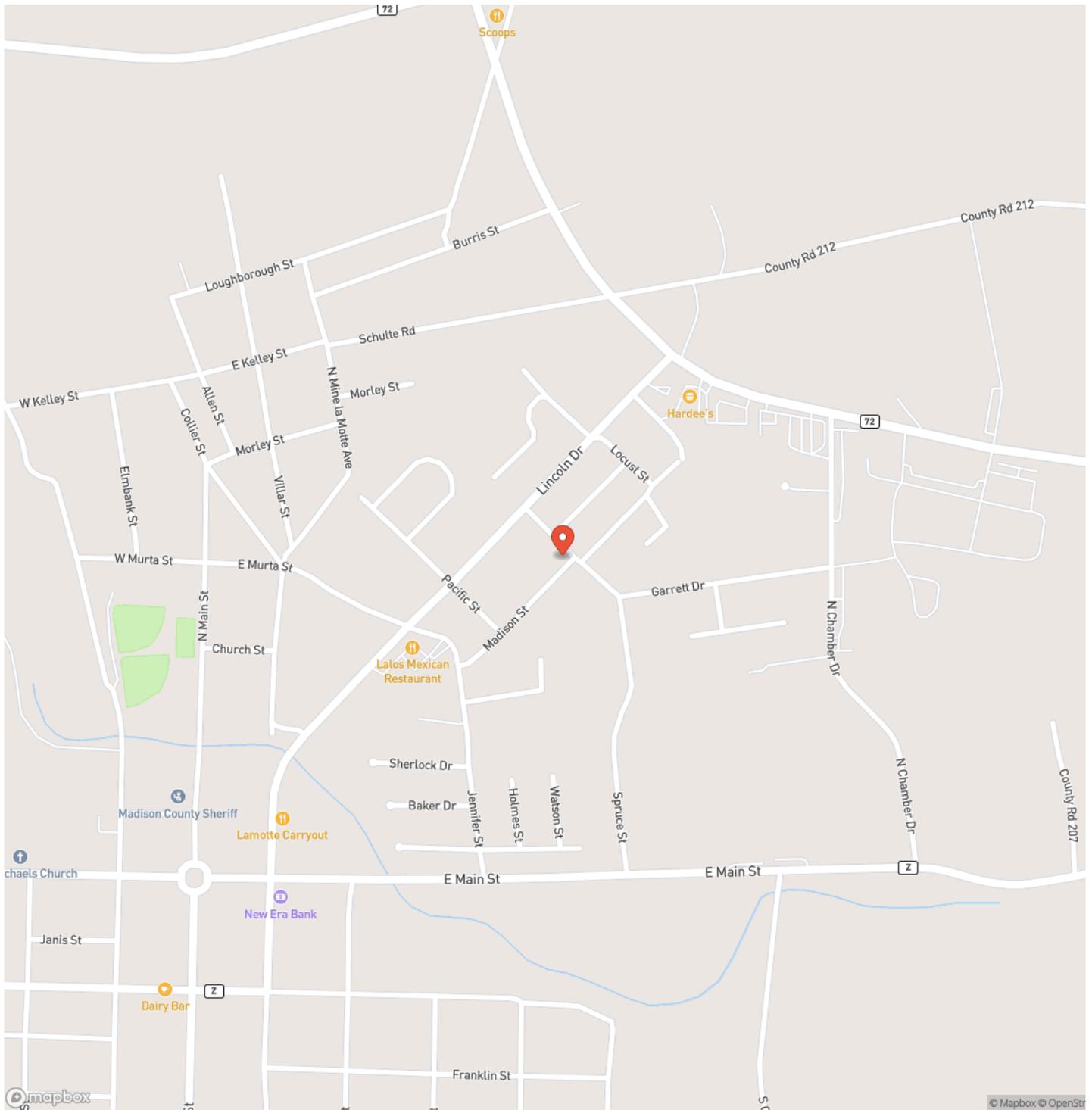
Discover your own slice of paradise on 84 acres nestled along the picturesque St. Francis River. With breathtaking views and serene surroundings, this expansive property offers the perfect canvas for your dream getaway. Imagine waking up to the sounds of nature and spending your days exploring the pristine waters for the ultimate fishing experience. Whether you're seeking a peaceful retreat or an outdoor enthusiast's haven, this idyllic setting provides endless opportunities for relaxation and adventure. Don't miss out on the chance to create lasting memories in this stunning riverside sanctuary. No electric, road is rough getting into property.



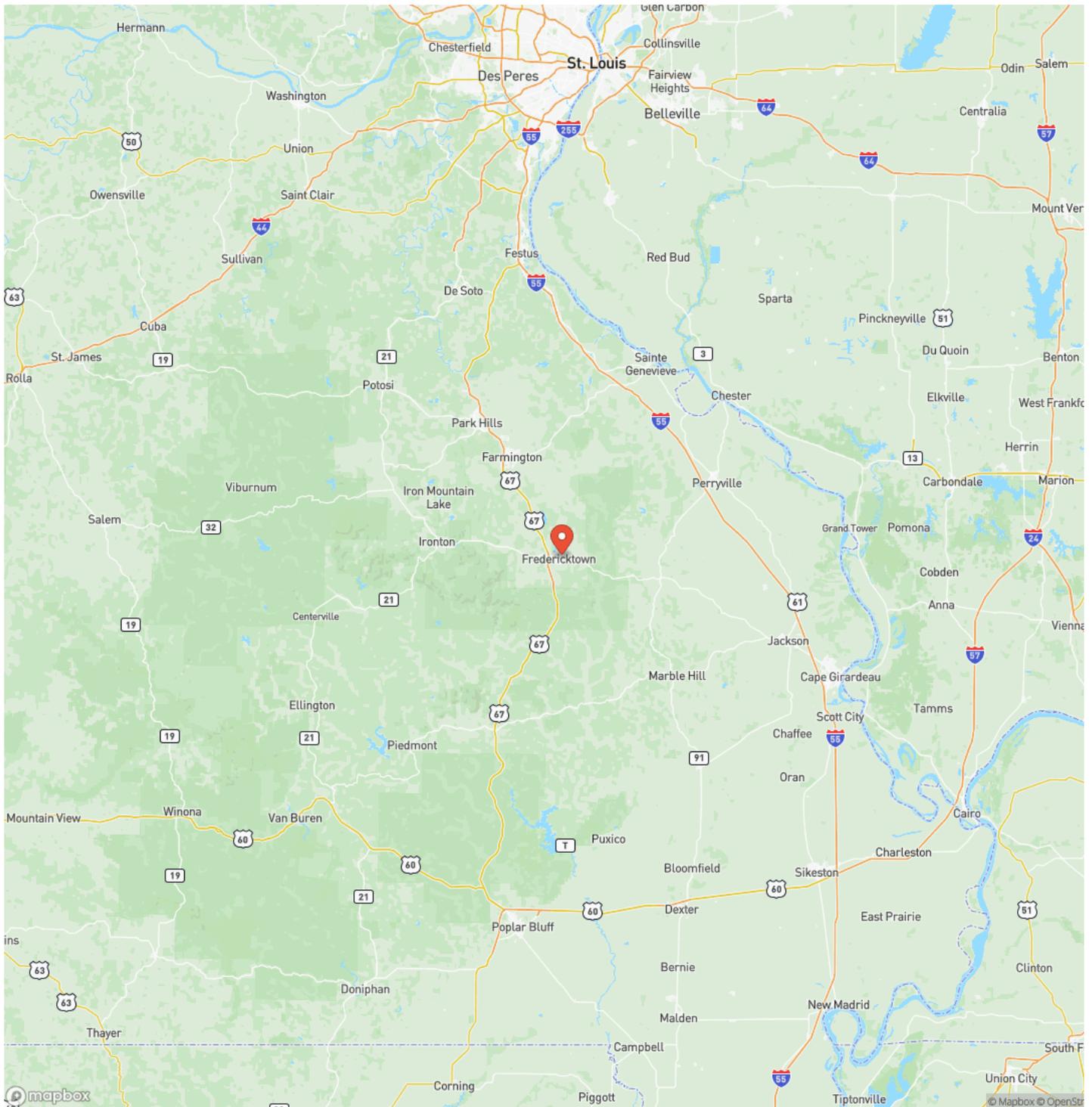
St Francis River Fish-trap
Fredericktown, MO / Madison County



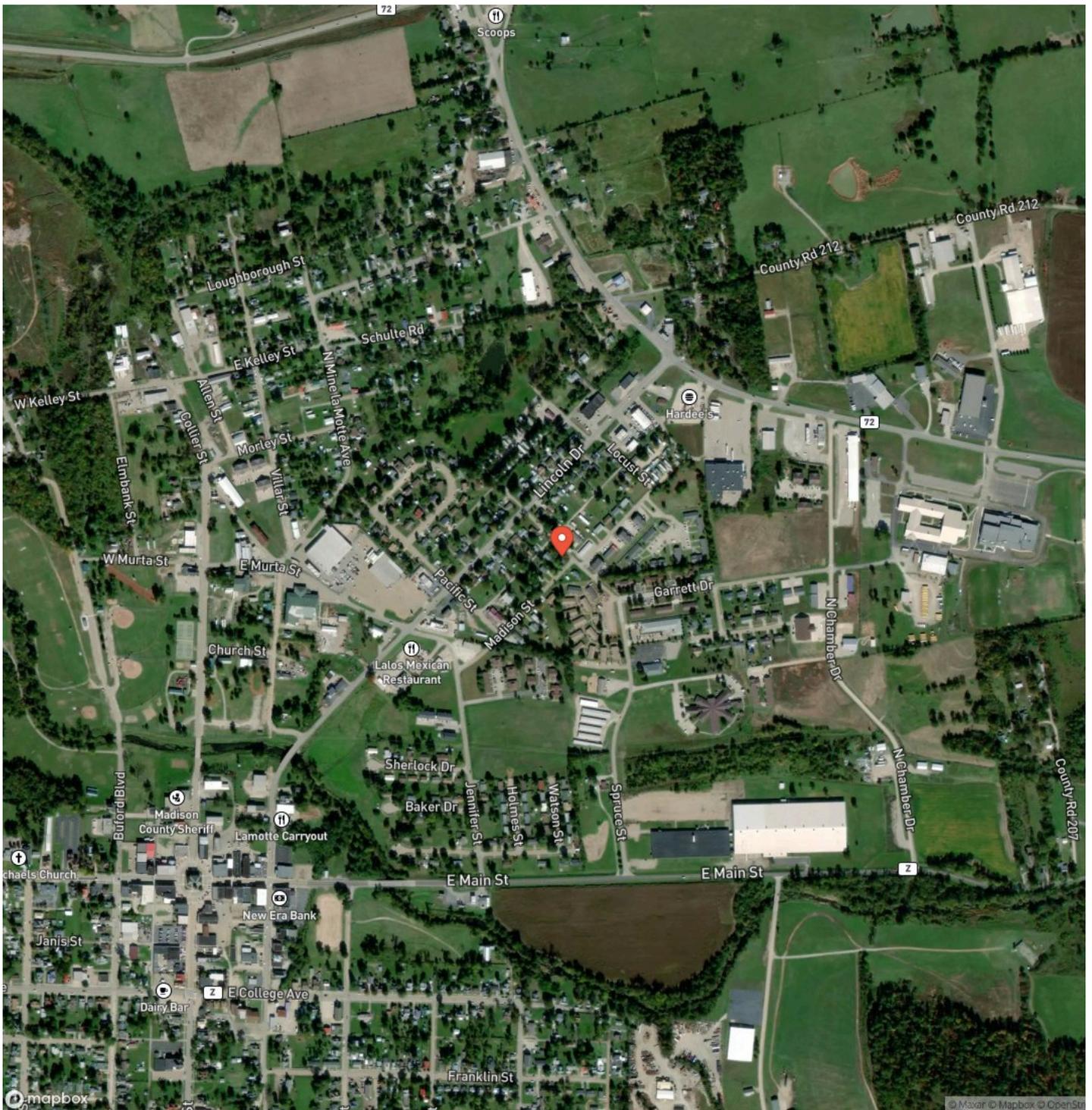
Locator Map



Locator Map



Satellite Map



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.



Living The Dream Outdoor Properties
6484 North Service Rd.
Leasburg, MO 65535
(855) 289-3478
<https://livingthedreamland.com/>

