

Madison-St. Francois 40  
1 madison 537  
Fredericktown, MO 63645

**\$84,999**  
40± Acres  
Madison County



**Madison-St. Francois 40**  
**Fredericktown, MO / Madison County**

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**SUMMARY**

**Address**

1 madison 537

**City, State Zip**

Fredericktown, MO 63645

**County**

Madison County

**Type**

Recreational Land, Lot

**Latitude / Longitude**

37.6375 / -90.5134

**Taxes (Annually)**

17

**Acreage**

40

**Price**

\$84,999

**Property Website**

<https://livingthedreamland.com/property/madison-st-francois-40-madison-missouri/59681/>



**MORE INFO ONLINE:**

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



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**PROPERTY DESCRIPTION**

Discover your perfect escape with this 40-acre property, ideally located just 15 minutes from Farmington, Fredericktown, and Ironton. Whether you seek a recreational hunting haven, a serene homesite, or an off-grid retreat, this land offers it all. Enjoy stunning views and unparalleled privacy. Don't miss out on this incredible opportunity—get it before it's gone

**MORE INFO ONLINE:**

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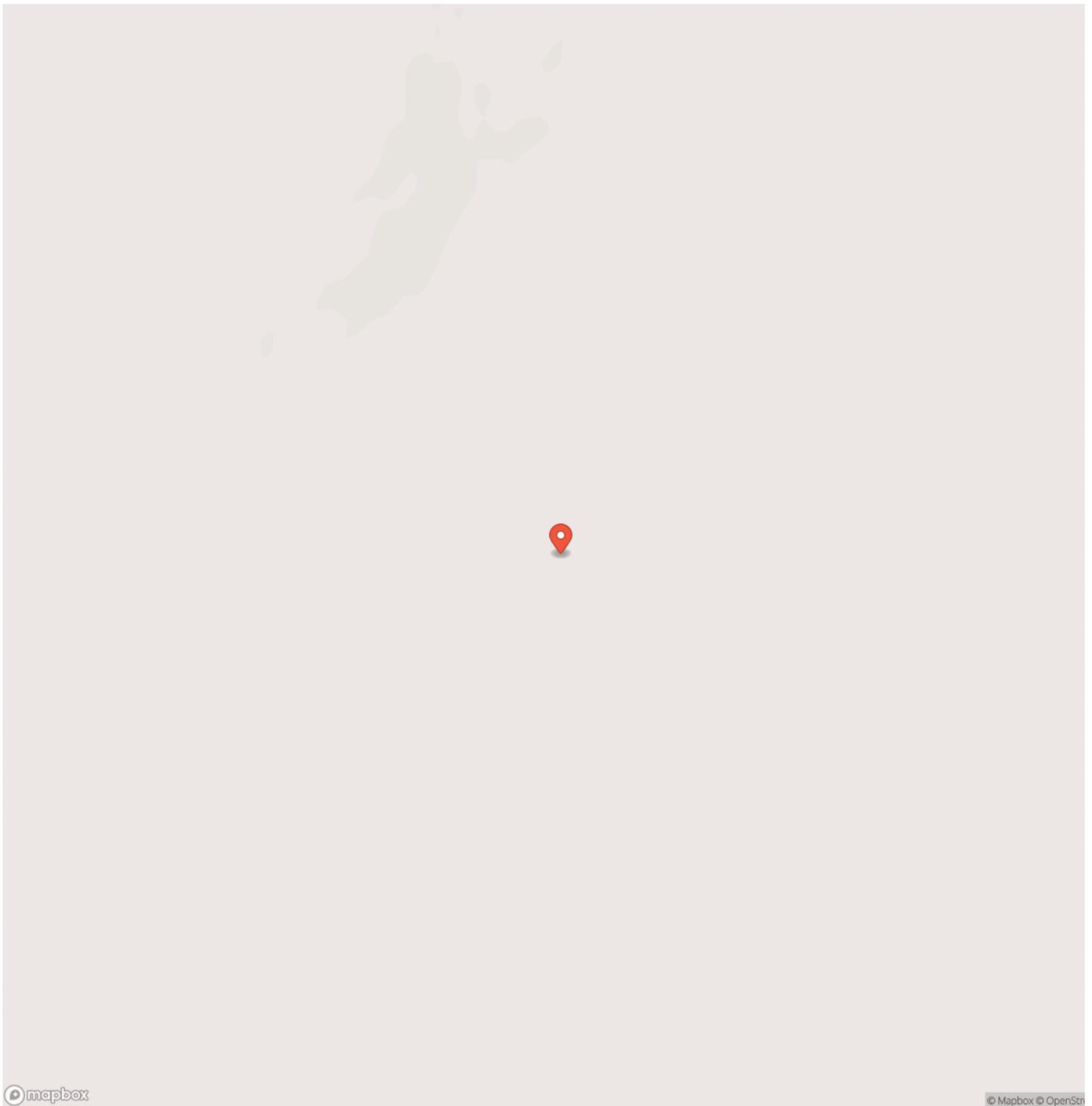


**MORE INFO ONLINE:**

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## Locator Map

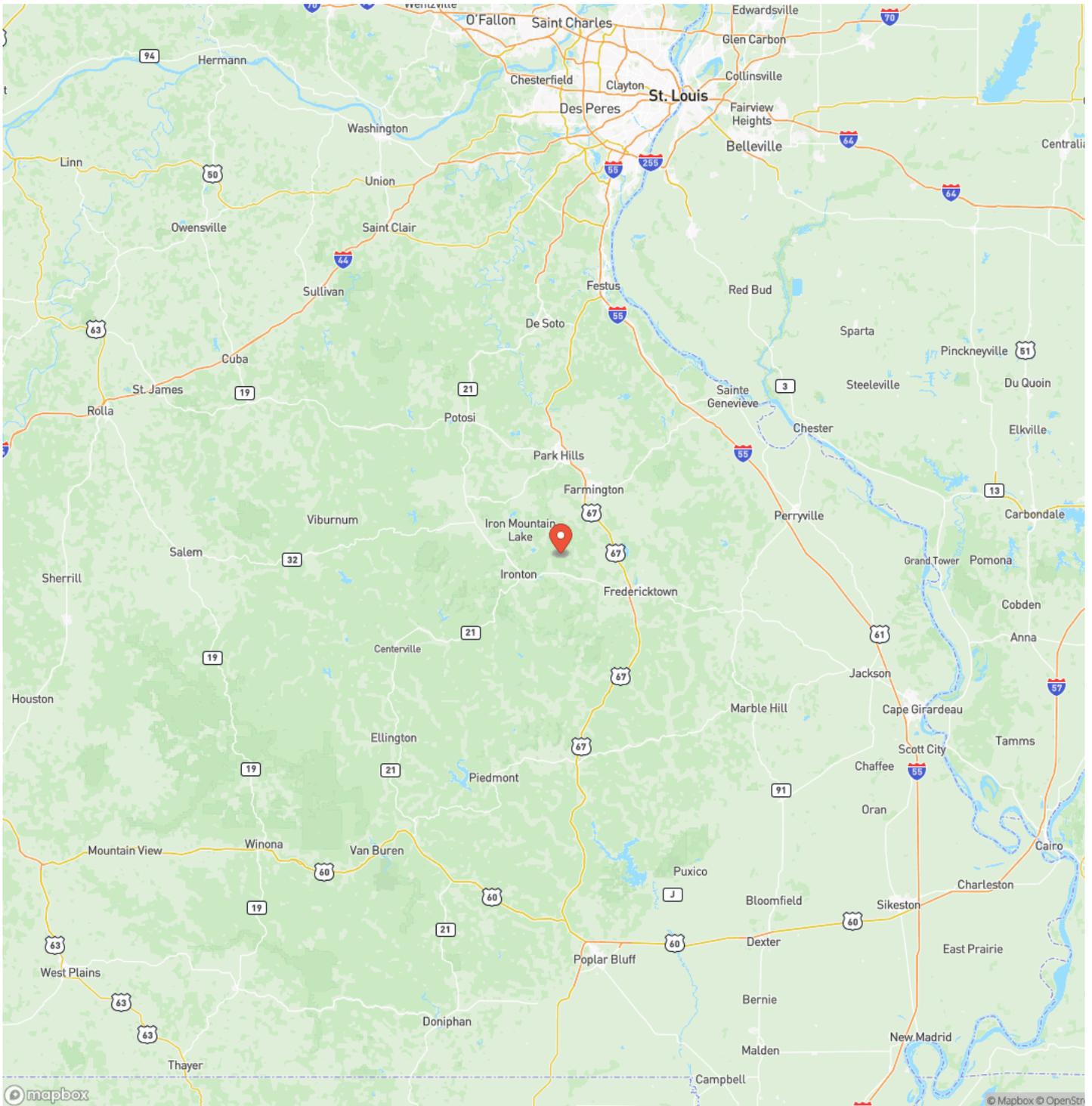


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# Locator Map

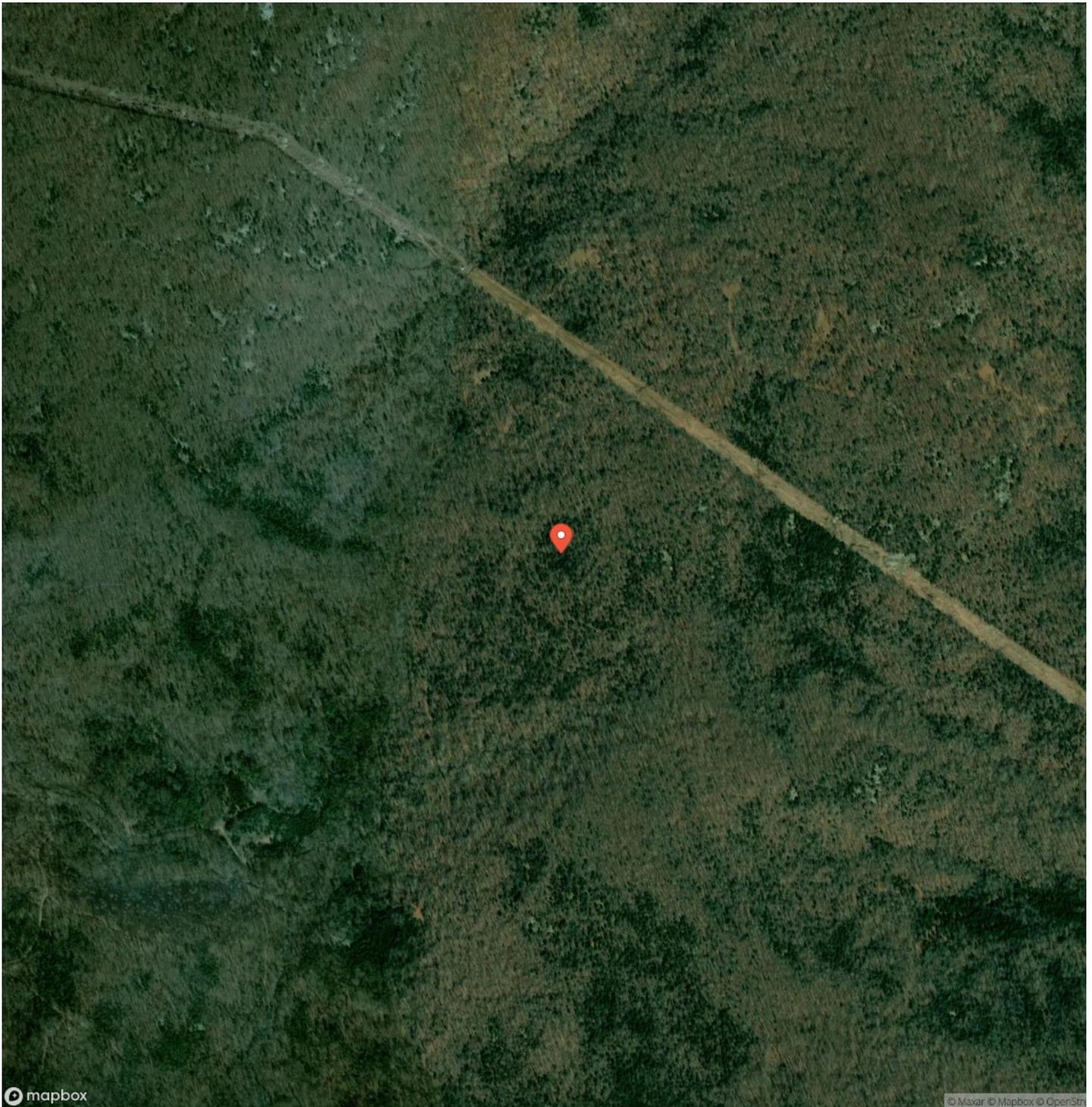


**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



## Satellite Map



**MORE INFO ONLINE:**

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## **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**  
6484 North Service Rd.  
Leasburg, MO 65535  
(855) 289-3478  
<https://livingthedreamland.com/>

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