MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

636 Acre Recreational Farm close to St. Louis

1900 Bage Rd, Festus, MO 63028

Jefferson County

$2,789,600



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com







Anyone who watches real estate listings understands that there are properties.....there are unique properties.....and then there are unparalleled properties.

This secluded, 634 acre farm is one that will intrigue even the pickiest buyer based on the sheer size, diversity, opportunities, and location.

Located just minutes from Festus Missouri, the property represents an incredible recreational getaway to enjoy outdoor pursuits, equestrian activities, and much more. It also offers potential buyers the chance at multiple picturesque home sites with breathtaking ridge top views just off a dead end, paved drive.

The hardwood timber and interwoven creek bottoms and hilltop fields make a hunting offering that truly is beyond local comparison. The layout of the property makes it ideal for a family or group to hunt the multiple locations on any wind direction. The fields are currently in hay production, but would make excellent food plot locations to maximize the deer and turkey hunting potential. The layout is also favorable for a large lake site, if so desired.

It's not every day a 634 acre contiguous farm acres becomes available, and even more rare that one comes up just outside of St. Louis.

There is currently a mobile home with lean to currently used by the grounds keeper. There is also an older barn and house located on the property. All improvements sell in as is condition.

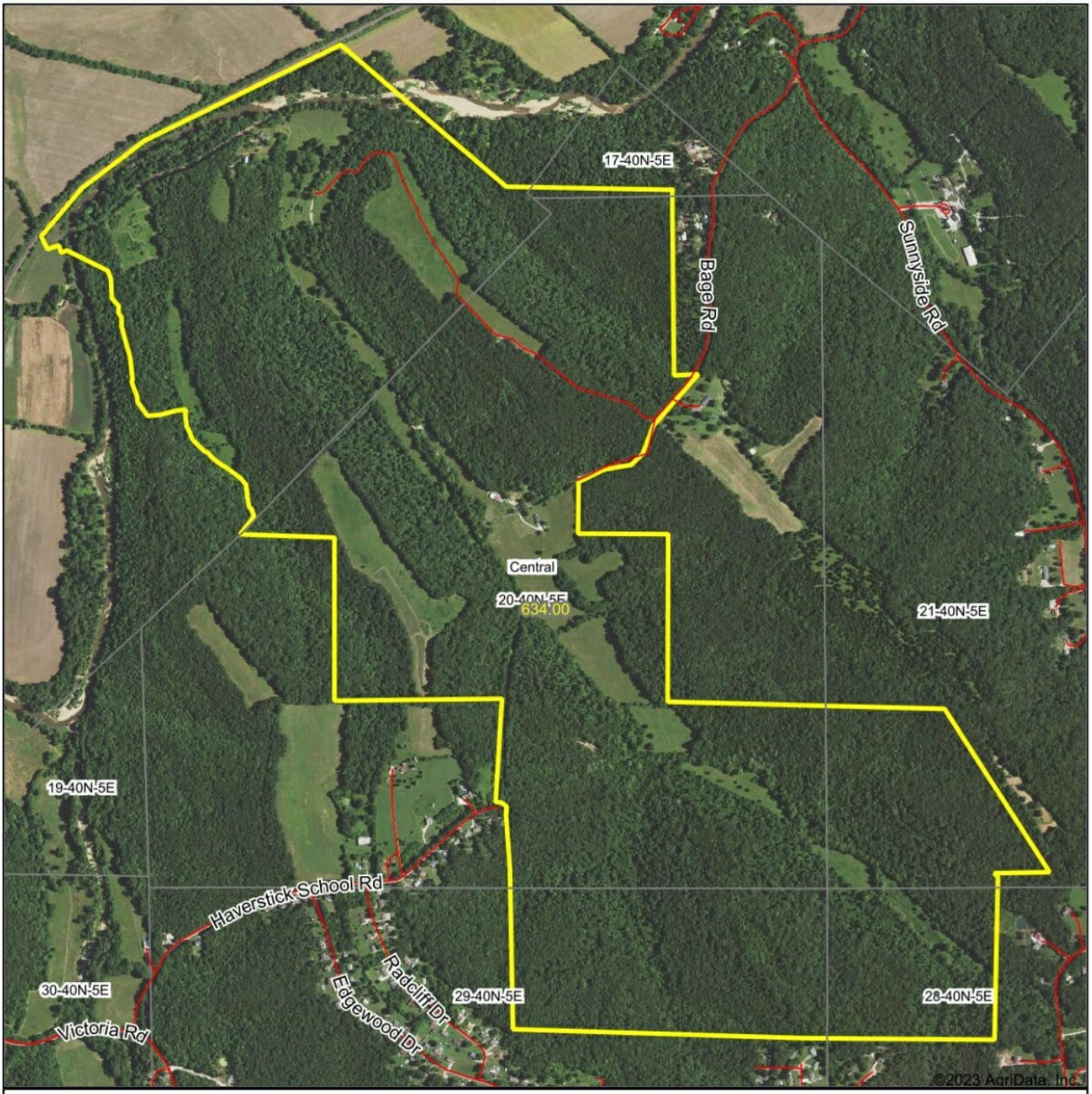
Contact Dave Atkinson at 660-788-3333 for more information on this incredible property.

Taxes: $2968.65

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Aerial Map



Map Center: 38° 10' 57.1, -90° 29' 24.06

0ft 1246ft 2493ft

20-40N-5E
Jefferson County
Missouri

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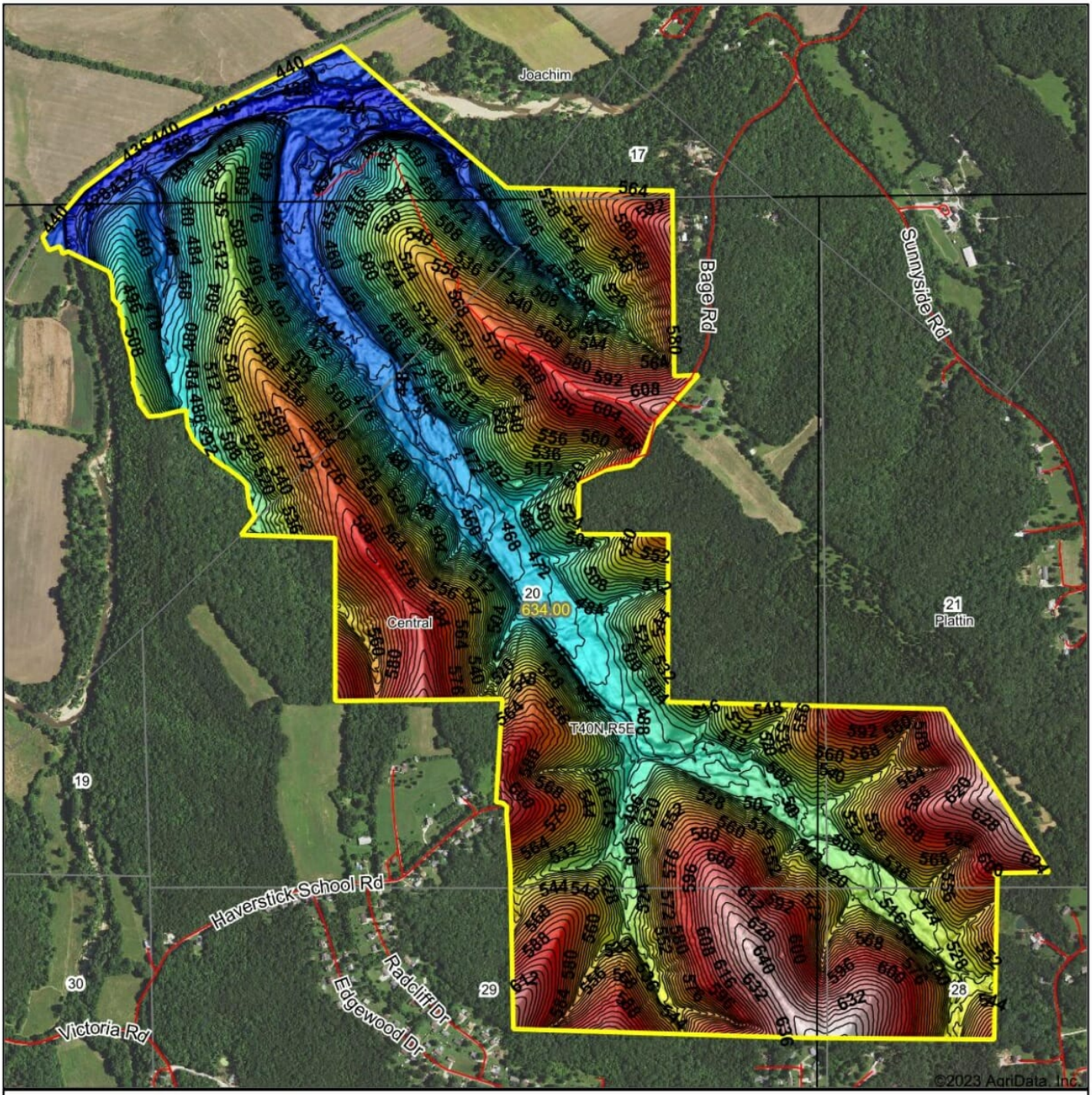
6/14/2023

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Topography Hillshade



Low Elevation Hig

Source:	USGS 3 meter dem
Interval(ft):	4
Min	418.6
Max:	653.4
Range:	234.8
Average:	529.1
Standard Deviation:	53.94 ft

0ft 1249ft 2499ft

N W E S

6/14/2023

20-40N-5E
Jefferson County
Missouri

Boundary Center: 38° 10' 57.1, -90° 29' 24.06

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