



MISSOURI Land & Farm

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

64 Acre Meramec Outfitters RV Park !!

Pond Ford Road, St. Clair, MO 63077

Franklin County



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

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FRANKLIN CO. LAND AUCTION
ONLINE ONLY AUCTION
AUCTION BEGINS Feb 26, 2025 @ 10 AM
AUCTION ENDS March 5, 2025 @ 7 PM

DESCRIPTION: Situated on the banks of the Meramec River just outside of St. Clair, this 64-acre property is a Show-Me state gem with a great variety of opportunities! This parcel was formerly known as Meramec Outfitters RV Park. Whether the new owners wish to turn this into a fully functioning RV Park or just a private getaway for family friends this property has something for everyone.

The Meramec River is well-known for its angling opportunities, and this farm is positioned perfectly to capitalize on those opportunities. Private river access gives the opportunity to engage in bank fishing or enter the river to pursue various species of sport fish found in Missouri. Among these species, small mouth bass is considered the most sought after.

The water on the property provides private fishing with the ability to dial in habitat, size structure, and desired species makeup.

The bodies of water on the property create excellent funnels for fall whitetails as well. Several open areas would make for perfect food plot locations.

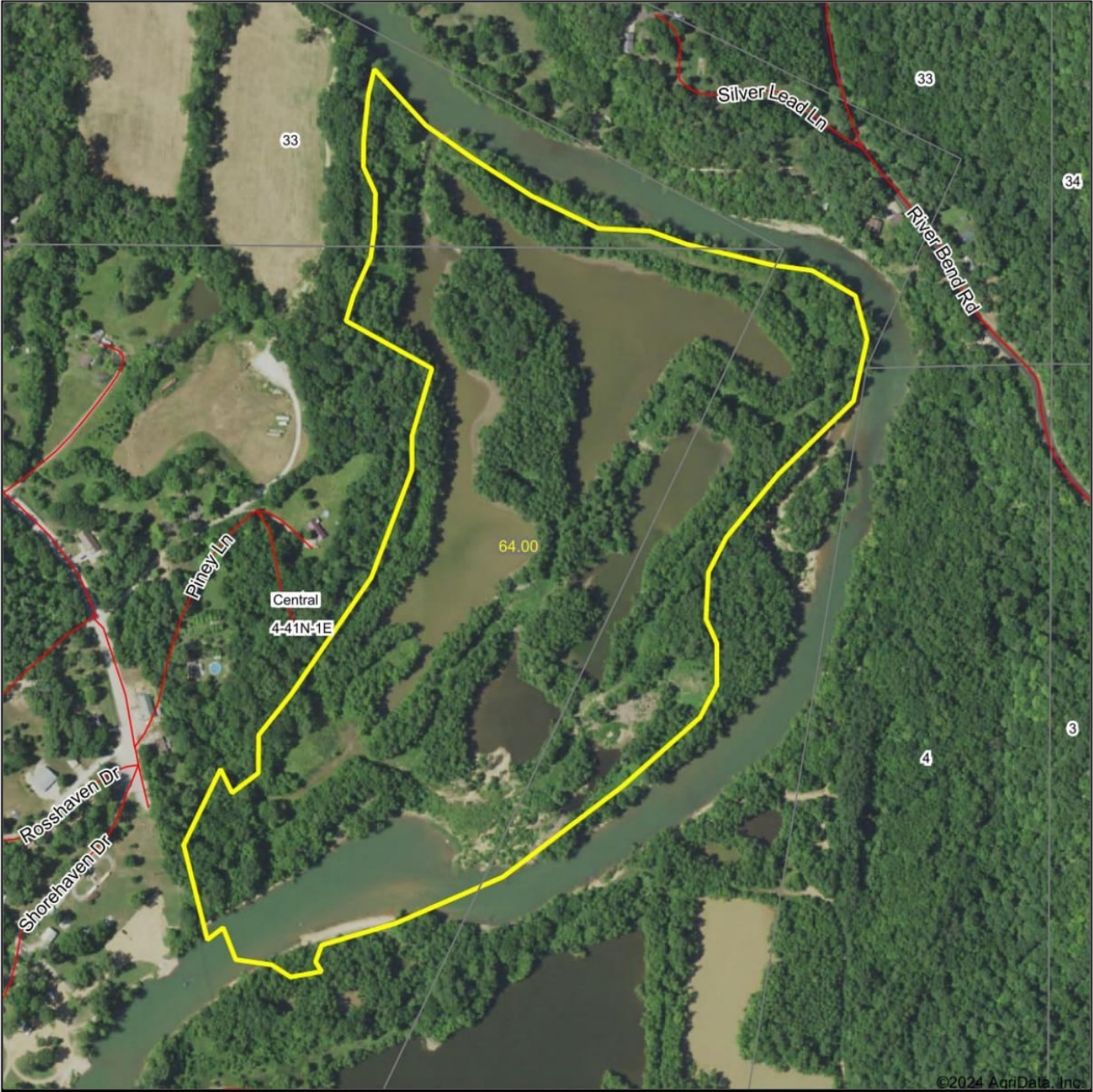
The riverbank offers a great spot for recreational activities like floating, fishing, canoeing, and camping.

AUCTION FORMAT: This sale will be conducted online only, with a soft close. If you need assistance with bidding, a Missouri Land and Farm representative will be available to help. Bidding opens on February 26, 2025, at 8 AM and closes on March 5, 2025, at 6 PM. During the soft close, any bid received within the last two minutes will extend the auction by an additional two minutes until all bids cease.

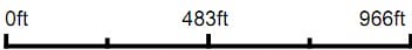
REAL ESTATE TERMS: A 5% buyer's premium will be added to the final bid to arrive at the purchase price. What you bid (Bid Price) x (5% Buyers Premium) = Purchase Price. A 10% down escrow check is required on auction day, unless prior arrangements have been made, with the balance due at closing. Closing will be on or before April 9, 2025, unless prior arrangements have been made. Missouri Land and Farm LLC, and Sellers will not be held responsible for internet failures. Statements made leading up to auction day take precedence over all ads and printed material. Financing must be obtained prior to bidding. The farm sells subject to the seller's approval. Save the date and join us for another great auction.

MISSOURI LAND AND FARM LLC, AUCTIONS
DAVE ATKINSON, AUCTIONEER 660-788-3333

Aerial Map



Boundary Center: 38° 19' 44.56, -90° 54' 57.75

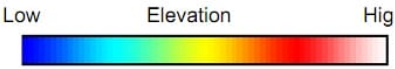
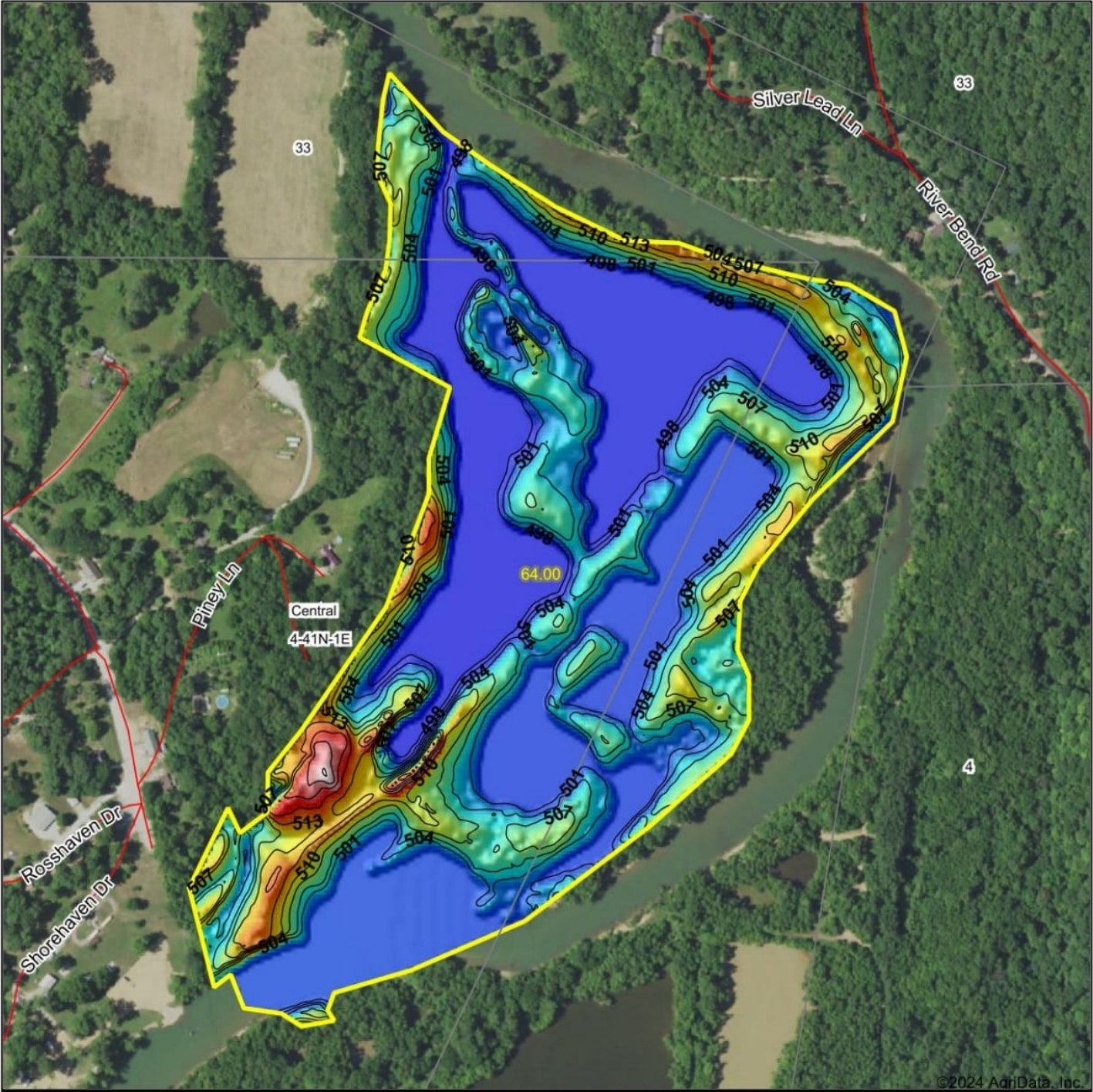


Maps Provided By:
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4-41N-1E
Franklin County
Missouri

7/31/2024

Topography Hillshade



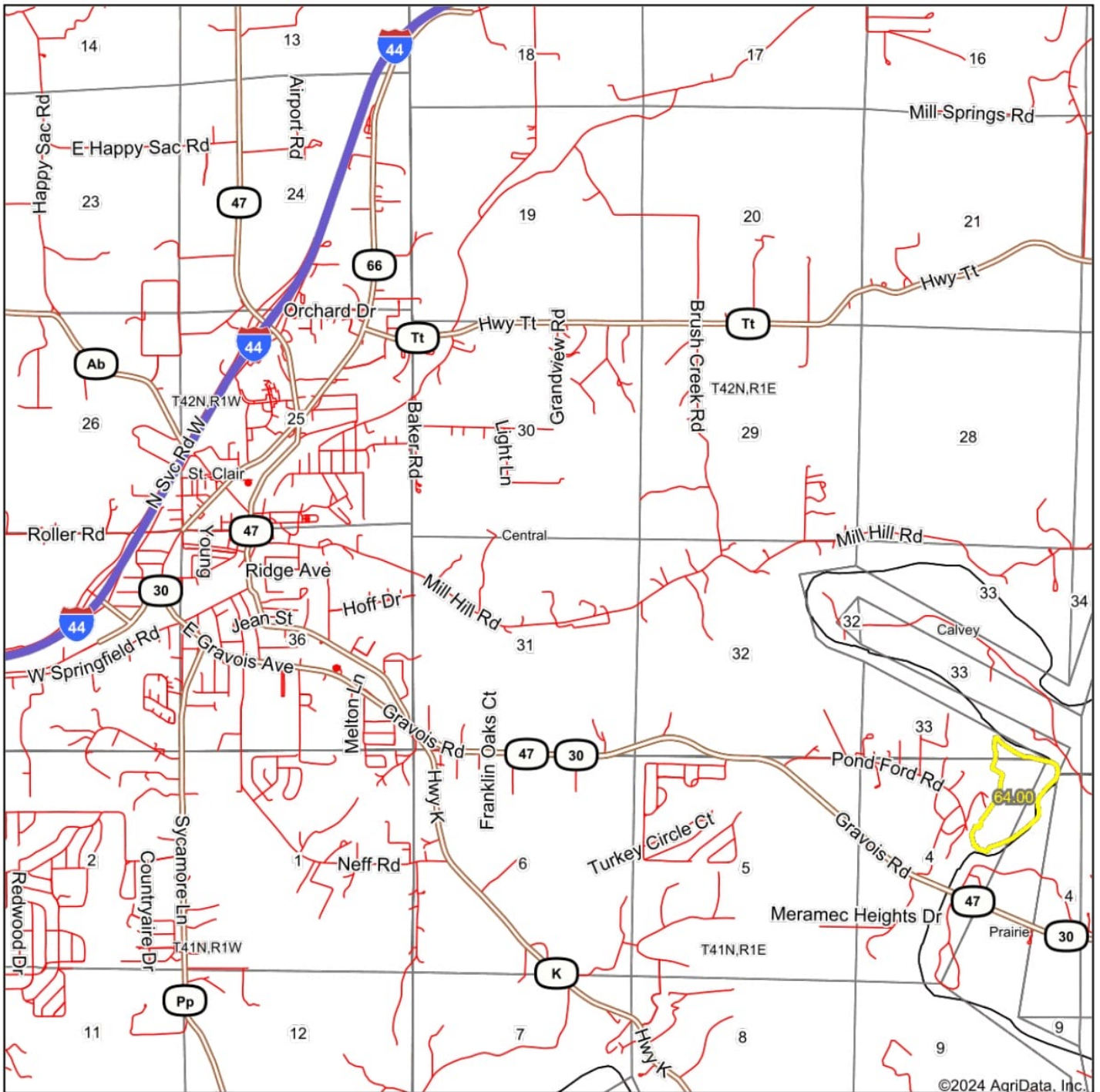
Source: USGS 3 meter dem
Interval(ft): 3
Min: 497.4
Max: 525.4
Range: 28.0
Average: 502.8
Standard Deviation: 5.38 ft



4-41N-1E
Franklin County
Missouri

Boundary Center: 38° 19' 44.56, -90° 54' 57.75

Overview Map



Map Center: 38° 20' 46.34, -90° 57' 19.37

0ft 3809ft 7618ft

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