

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# Jefferson County Missouri Land & Home iAuction

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



**BIDDING ENDS WEDNESDAY, NOVEMBER 3<sup>RD</sup> AT 10:00 AM**  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



## PROPERTY ADDRESS:

10592 Mapaville Hematite Rd.  
Festus, MO 63028

**ACRES: 73**

**COUNTY: Jefferson**

## PROPERTY DESCRIPTION:

**Open House Sunday, October 17th 1 PM to 3 PM**  
**Bidding ends Wednesday, November 3rd at 10 AM.**

After 30 years of recreational, equestrian, & living fun, we have decided to sell our 73± acre farm located just 8 minutes west of Festus, MO. Tracts this size and this close to all major amenities are a rare find. This tract consists of 8-10 acres of pasture and the balance is mature hardwood timber. It has a live creek (Little Creek) on the NE corner of the property. 1,800 square feet custom built all-electric home, 4 bedrooms, 2.5 bathrooms, kitchen, dining room, great room, office, screened-in porch, stone fireplace, safe/vault/security room in the basement, walk-out basement, patio, & geothermal heating & cooling. 40 x 60 barn with additional 15 x 60 lean-to, 3 horse stalls, water & electric at the barn. 2 horse paddocks. Loafing Shed. Well & septic.

This is truly an amazing recreational, horse property, hunting, & living farm. A private deeded road/access winds up the hill to a hidden gem. The views are amazing and the privacy is second to none. Why drive hours to hunt and have recreational fun when you can have all that in less than 50 minutes from downtown St. Louis. Trophy deer and turkey hunting, creek walking, 4-wheeler & dirt bike riding, shooting firearms, hiking, foraging, horses, boutique farming/livestock, etc. The opportunities on this farm are endless. NO RESTRICTIONS. Prepper's Paradise. Don't let this Recreational Hunting Living tract pass you by. Located 8 minutes from Festus, 8 minutes from Hillsboro, 25 minutes from Hwy 55 & 270 Interchange, & 45 minutes from Downtown St. Louis. AAA Rated Festus Schools.



**PRESENTED BY:**

**DAVID CONWAY**

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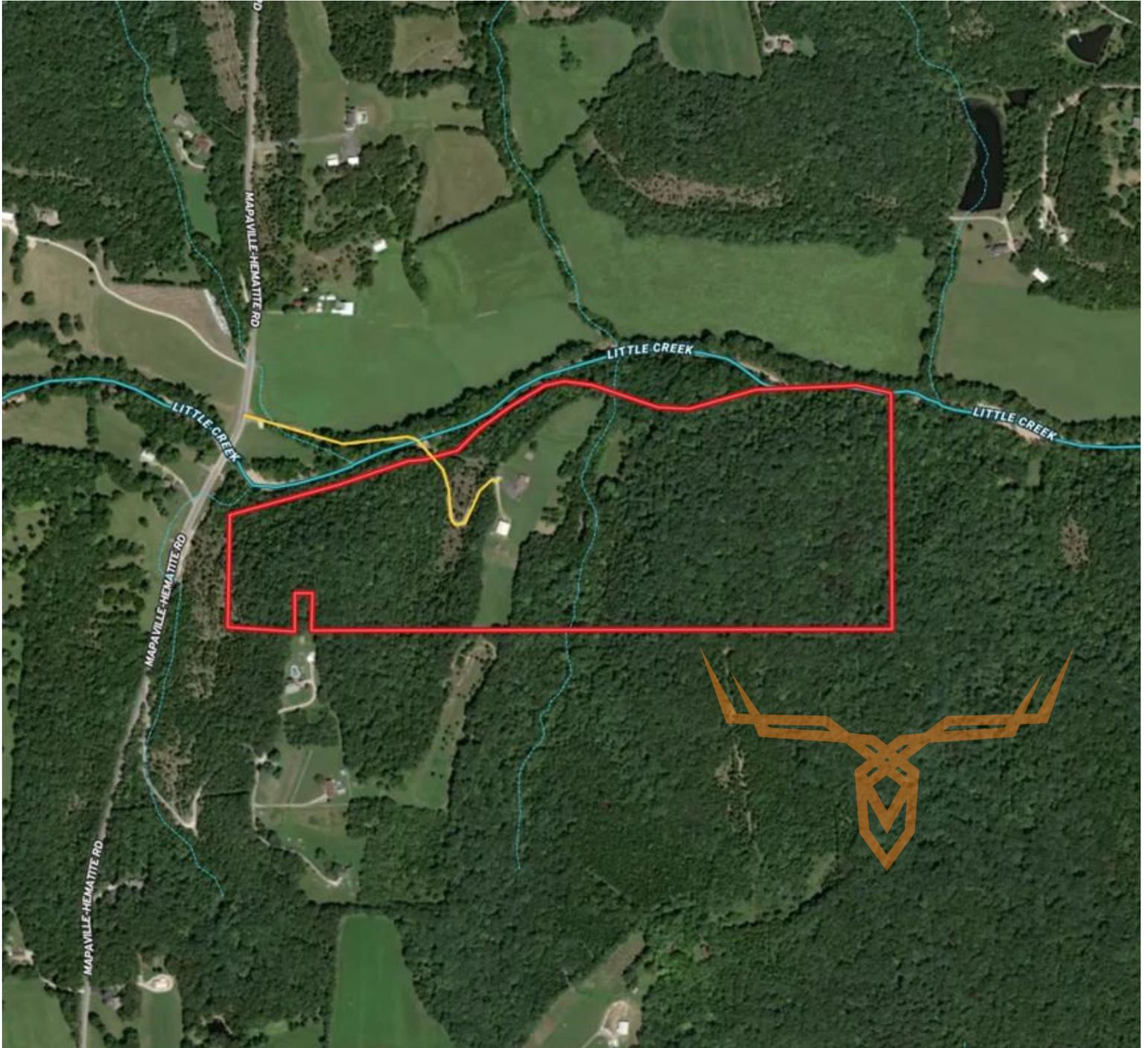
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.