



# 8± Acre Pasture Ground for Sale with Multiple Outbuildings for Sale - Madison County

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

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



**PROPERTY ADDRESS:**

13712 Meffert Avenue  
Pocahontas, IL 62275

**PRICE:** \$319,000

**ACRES:** 8±

**COUNTY:** Madison

**PROPERTY HIGHLIGHTS:**

- 50x100 pole barn with 2 walk-in coolers
- 60x100 barn
- 8 acres fenced in
- 7 miles from Highland
- 15 min from St. Louis

**PROPERTY DESCRIPTION:**

This 8± acres of pasture/land is only 7 miles from Highland IL and 15 min from St. Louis. It's the perfect place to build your dream home on the whole 8 acres or keep an acre and sell off seven 1 acre lots. A 50x100 pole barn has concrete floors with 2 walk in coolers and ready for butchering. The Seller planted around 40 fruit trees on the west side of the property. The entire 8 acres is fenced for horses, cattle or other livestock. Small farms like this close to St. Louis are very hard to find give me a call today.



**PRESENTED BY:**

**SHANE YEARIAN**

Land Specialist

M: (618) 830-2825

P: (855) 573-5263 x710

E: syearian@trophy.com

**Trophy Properties and Auction**

640 Cepi Drive

Suite 100

Chesterfield, MO 63005

www.Trophy.com

leads@trophy.com



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

# 8± Acre Pasture Ground for Sale with Multiple Outbuildings for Sale - Madison County

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophy.com](mailto:leads@trophy.com)



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal