**4029 Simms Road, Park Hills, MO-St. Francois Co. 10 +/- Acres**
**4029 Simms Road**
**Park Hills, MO 63601**

**$69,900**
**10± Acres**
**St. Francois County**










**MORE INFO ONLINE:**

**https://rootedrea.com/**

## SUMMARY

**Address**
4029 Simms Road

**City, State Zip**
Park Hills, MO 63601

**County**
St. Francois County

**Type**
Undeveloped Land

**Latitude / Longitude**
37.795714 / -90.559540

**Taxes (Annually)**
$5

**Acreage**
10

**Price**
$69,900

**Property Website**
rootedrea.com



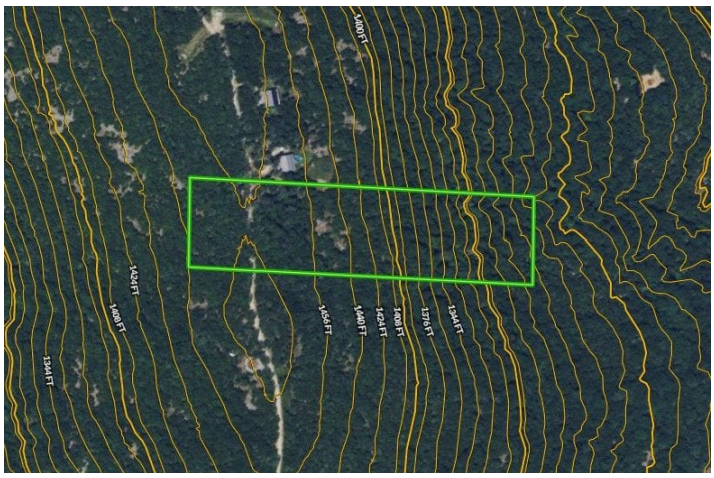




## PROPERTY DESCRIPTION

Contact Austin Gross for more information @ (636) 358-0893.

If you've been searching for the perfect recreational getaway, this beautiful 10+/- acre property in St. Francois County, Missouri, is worth a look! Offering gorgeous views and plenty of room to roam, this versatile piece of ground is ideal for enjoying the outdoors in your own way. Whether you're looking for a place to hunt, hike, camp, explore, or simply enjoy some peace and quiet, this property offers endless possibilities. With underground electric utility already in place, it also presents a great opportunity for a potential homesite or weekend retreat. Located in an unincorporated area, you have the flexibility to make this property your own and bring your vision to life. With beautiful views, room to enjoy the outdoors, and plenty of potential, this 10+/- acre property is one you'll want to check out!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1564FT
1440FT
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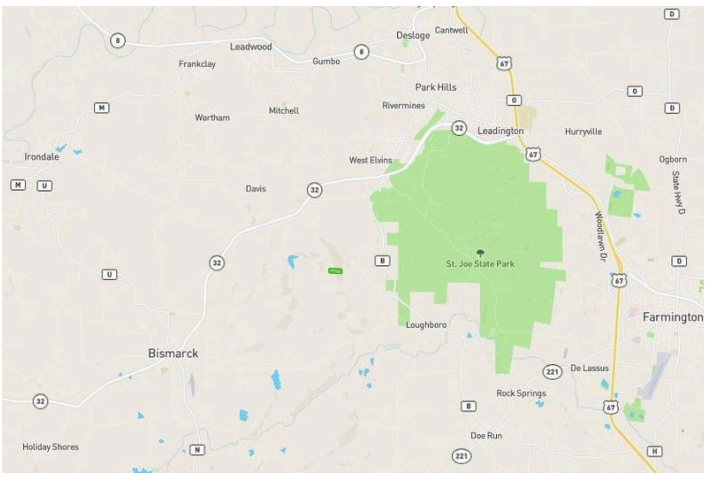
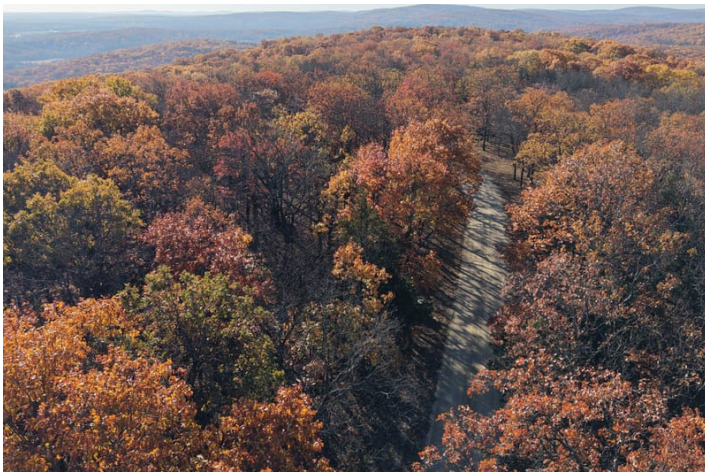

Desloge
Cantwell
Leadwood
Frankclay
Gumbo
Park Hills
Rivermines
Wortham
Mitchell
Leadington
Hurryville
Irondale
West Elvins
Ogborn
Davis
St. Joe State Park
Woodlawn Dr
State Hwy D
Farmington
Loughboro
Bismarck
De Lassus
Rock Springs
Doe Run
Holiday Shores

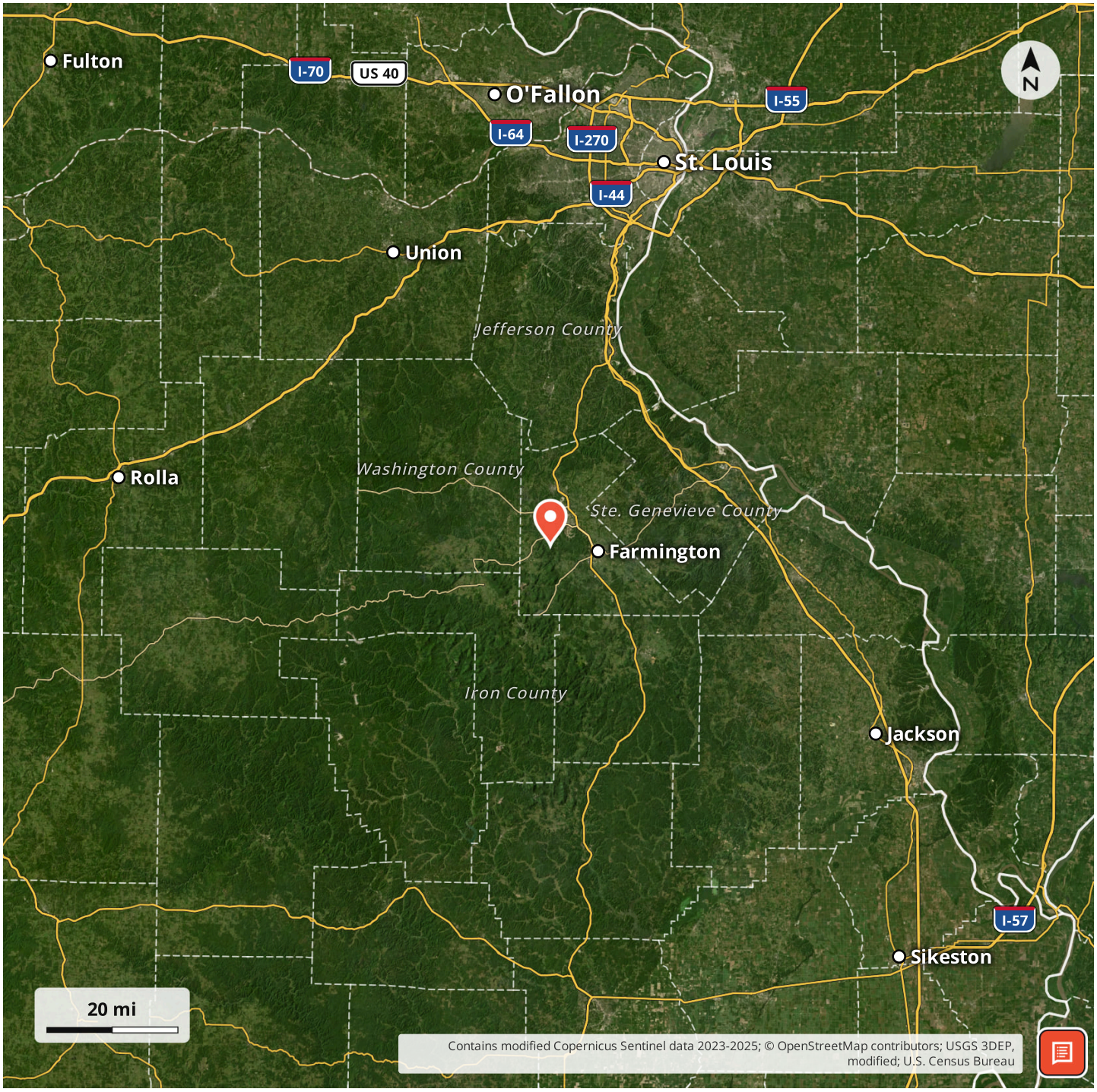








# Regional Map



# Locator Map



# Aerial Map


N
2000 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified

## LISTING REPRESENTATIVE

**For more information contact:**



**Representative**
Austin Gross

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**Email**
agross@rootedrea.com

**City / State / Zip**
Troy, MO 63379

## NOTES

**NOTES**

## 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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