

Meramec River, Lakes, and Land
Pond Ford Rd.
Saint Clair, MO 63077

\$380,000
63± Acres
Franklin County



Meramec River, Lakes, and Land Saint Clair, MO / Franklin County

SUMMARY

Address

Pond Ford Rd.

City, State Zip

Saint Clair, MO 63077

County

Franklin County

Type

Farms, Hunting Land, Riverfront, Recreational Land, Timberland

Latitude / Longitude

38.328942 / -90.914524

Taxes (Annually)

239

Acreage

63

Price

\$380,000

Property Website

<https://livingthedreamland.com/property/meramec-river-lakes-and-land-franklin-missouri/45235/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>

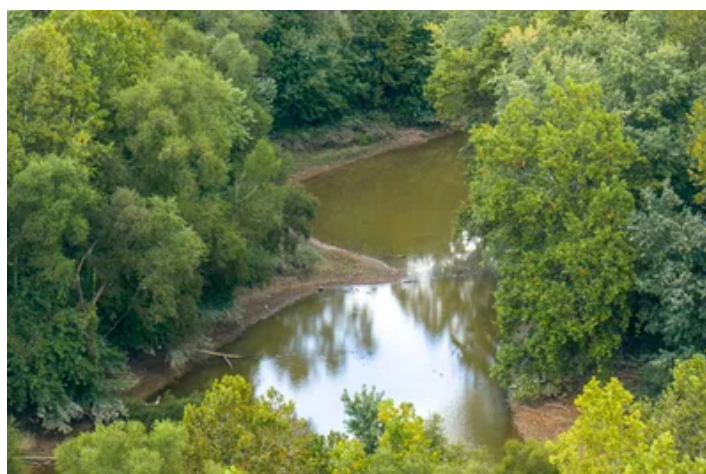
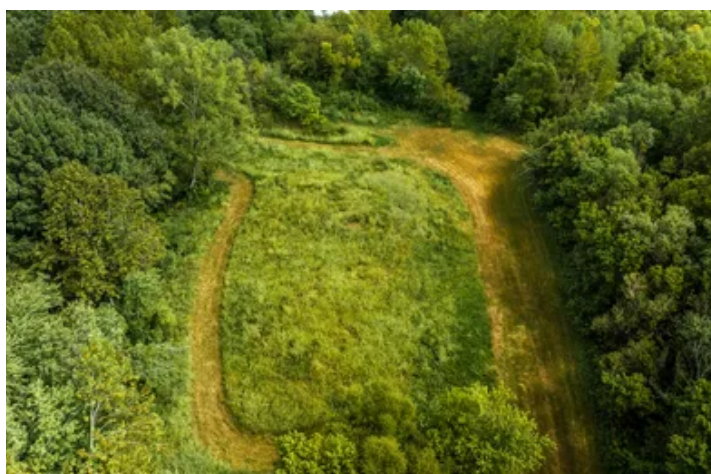
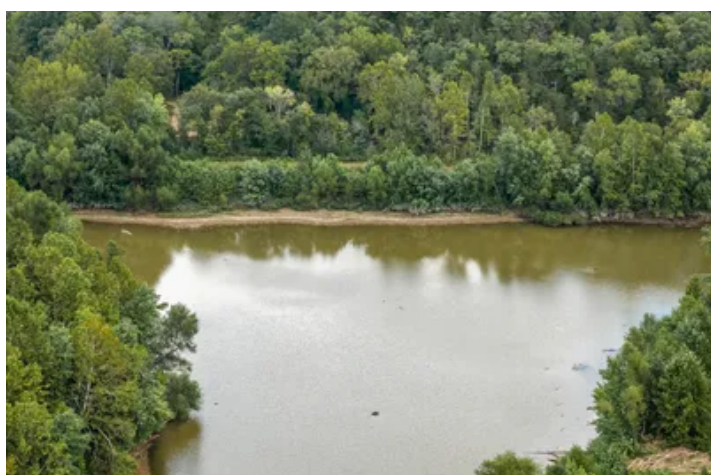


PROPERTY DESCRIPTION

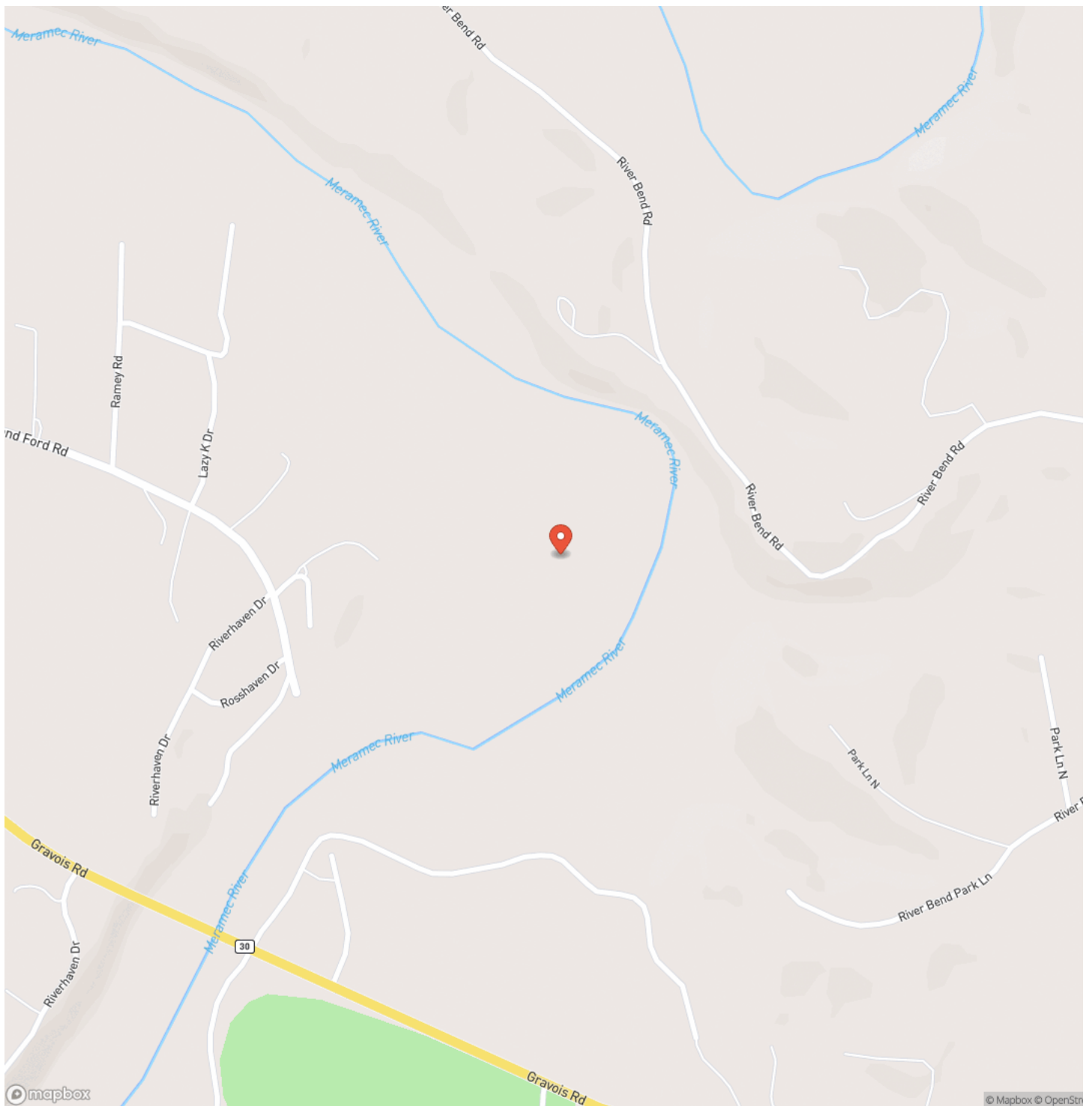
Discover a breathtaking natural sanctuary nestled just under 30 minutes from St. Louis County, Missouri. With over a mile of pristine Meramec River frontage, this land is a true paradise for outdoor enthusiasts and nature lovers alike. This extraordinary property offers an array of recreational opportunities that will delight any sportsman. For anglers, the Meramec River's gentle flow teems with both large and smallmouth bass, providing the perfect backdrop for peaceful fishing excursions. The tranquil waters also beckon waterfowl enthusiasts and hunters, as ducks find refuge along this picturesque riverfront. Furthermore, the property's diverse landscape, with its lush woodlands, makes it an ideal habitat for deer and turkey, ensuring exhilarating hunting experiences. The land boasts a perfect wetland area that supports a rich and vibrant ecosystem. Mature timber stands tall, offering shelter to countless species and adding to the natural beauty of the surroundings. In the bottomland, you'll find a verdant oasis of native flora and fauna, providing essential resources for local wildlife. If your dream is to build a serene retreat, the property offers an idyllic building site, perfect for a home or cabin. Imagine waking up to the soothing sounds of the river and the symphony of birdsong, enveloped by the beauty of the land. This enchanting setting will allow you to create your private haven, where you can immerse yourself in the tranquility of nature. In every season, this land is a beautiful and ever-changing canvas of nature's wonders. Whether you seek a peaceful escape from the city, yearn for outstanding hunting and fishing opportunities, or desire to build your dream home in a pristine natural setting, this awesome Meramec Riverfront property in Franklin County, Missouri, offers an extraordinary opportunity to embrace the great outdoors and make memories that will last a lifetime. Discover the perfect blend of luxury and nature in this magnificent land.



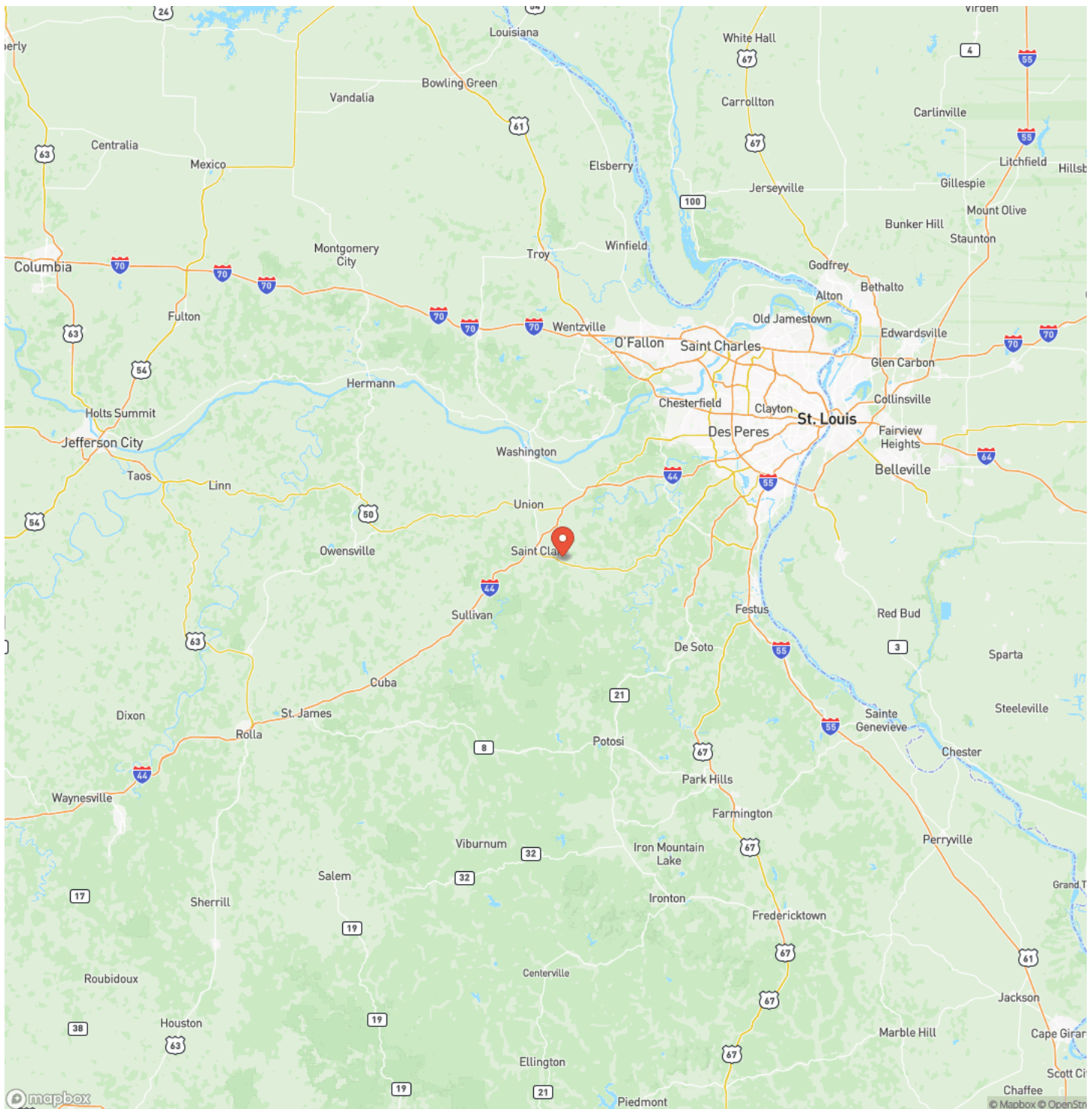
Meramec River, Lakes, and Land
Saint Clair, MO / Franklin County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

D.W. Hindman

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(855) 289-3478

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Address

515 S Franklin

City / State / Zip

Cuba, MO 63005

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Living The Dream Outdoor Properties
100 Chesterfield Parkway
Chesterfield, MO 63005
(855) 289-3478
<https://livingthedreamland.com/>

