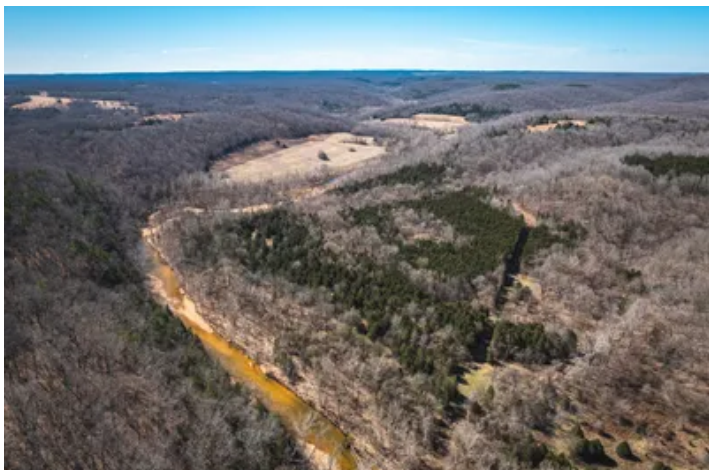


**Cast & Blast Courtiois Creek Farm**  
98 acres off Highway Y  
Courtiois, MO 65565

**\$392,000**  
98± Acres  
Washington County



## Cast & Blast Courtois Creek Farm Courtois, MO / Washington County

### SUMMARY

#### Address

98 acres off Highway Y

#### City, State Zip

Courtois, MO 65565

#### County

Washington County

#### Type

Recreational Land, Hunting Land

#### Latitude / Longitude

37.7878 / -91.0684

#### Taxes (Annually)

50

#### Acreage

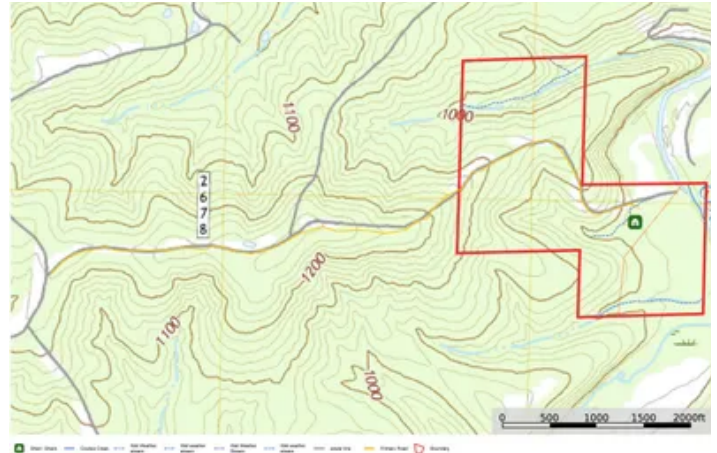
98

#### Price

\$392,000

#### Property Website

<https://livingthedreamland.com/property/cast-blast-courtois-creek-farm-washington-missouri/78125/>



**Cast & Blast Courtois Creek Farm**  
**Courtois, MO / Washington County**

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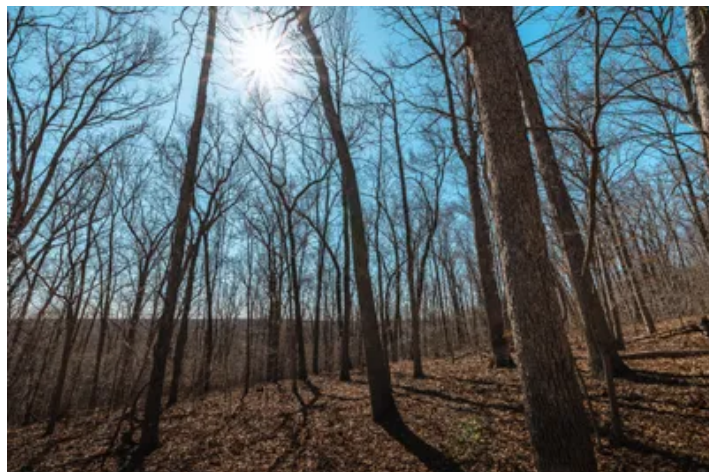
**PROPERTY DESCRIPTION**

This stunning 98-acre property offers direct frontage on the crystal-clear Courtois Creek, complete with large gravel bars perfect for relaxing by the water. Anglers will love the abundant smallmouth bass, bluegill, and largemouth bass just waiting to be caught. For outdoor enthusiasts, this land borders over 1,000 acres of Mark Twain National Forest, providing endless opportunities for hiking, hunting, and exploring. The property itself is teeming with deer and turkey, featuring a mix of timber bottomland, established trails, and cedar thickets for excellent wildlife cover. Despite its seclusion, this property is only one mile off Highway Y and minutes from Viburnum for all your essential amenities. Located within two hours of St. Louis, it's the ideal getaway for hunters, anglers, and nature lovers looking for a private retreat with easy access to town. Plus, with electricity already on-site, it's ready for your dream cabin or campsite.



**Cast & Blast Courtois Creek Farm**  
**Courtois, MO / Washington County**

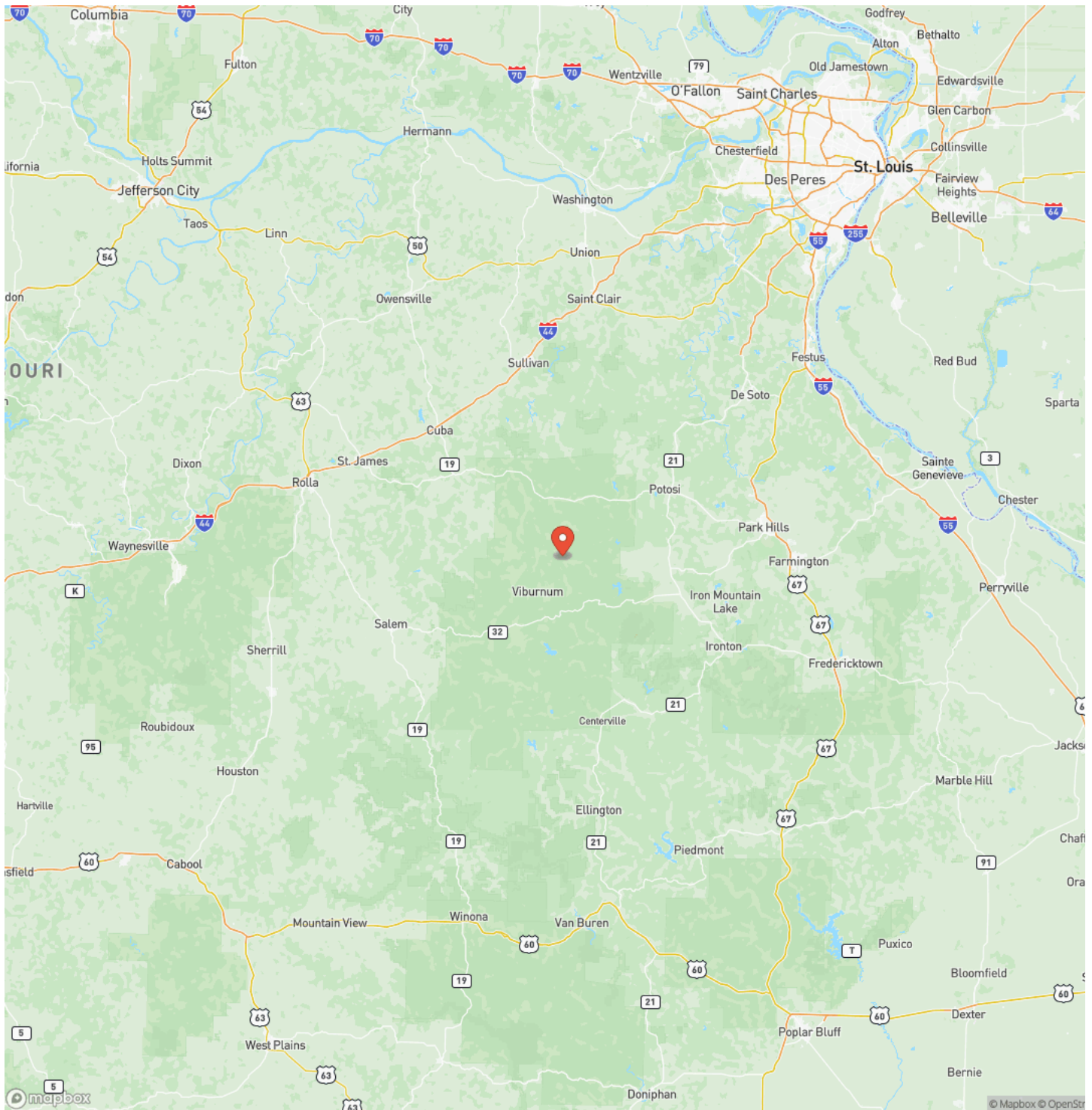
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## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter Hindman

## Mobile

(636) 373-1509

## Email

hunterh09@yahoo.com

## Address

100 Chesterfield Parkway

## City / State / Zip

Chesterfield, MO 63005

## NOTES

This image shows a blank 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.

## This image shows a single sheet of white paper with horizontal blue 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.



**<https://livingthedreamland.com/>**

## **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.



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**Living The Dream Outdoor Properties**

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Leasburg, MO 65535

(855) 289-3478

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