

**Barn & Breeze 6.8**  
1346 Madison 232  
Fredericktown, MO 63645

**\$89,999**  
6.870± Acres  
Madison County



**Barn & Breeze 6.8**  
**Fredericktown, MO / Madison County**

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**SUMMARY**

**Address**

1346 Madison 232

**City, State Zip**

Fredericktown, MO 63645

**County**

Madison County

**Type**

Hunting Land, Recreational Land, Horse Property

**Latitude / Longitude**

37.538224 / -90.263107

**Taxes (Annually)**

764

**Acreage**

6.870

**Price**

\$89,999

**Property Website**

<https://livingthedreamland.com/property/barn-breeze-6-8-madison-missouri/80389/>



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**PROPERTY DESCRIPTION**

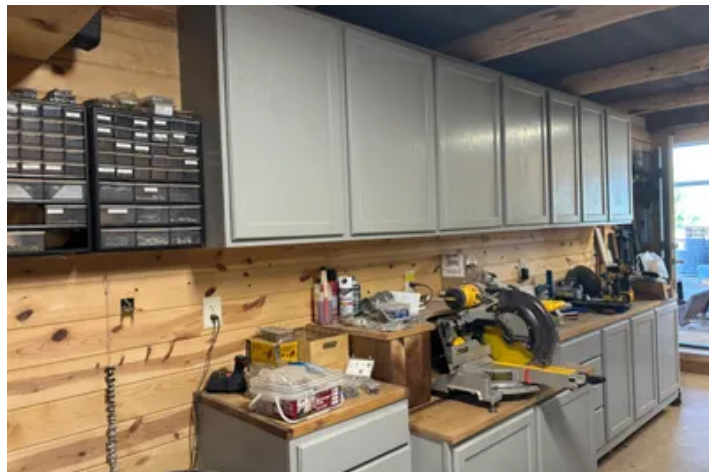
Versatile 6.875Acre Lot Near Fredericktown – Great for Horses! Just minutes from town, this 6.875-acre property features mostly open pasture with a touch of woods—making it an ideal setting for horses or a hobby farm. A spacious 68x50 pole barn includes a climate-controlled woodworking area, perfect for projects or additional storage. The property also offers a peaceful pond and multiple prime building sites. Whether you're looking to build, ride, or relax, this land is ready for your vision!



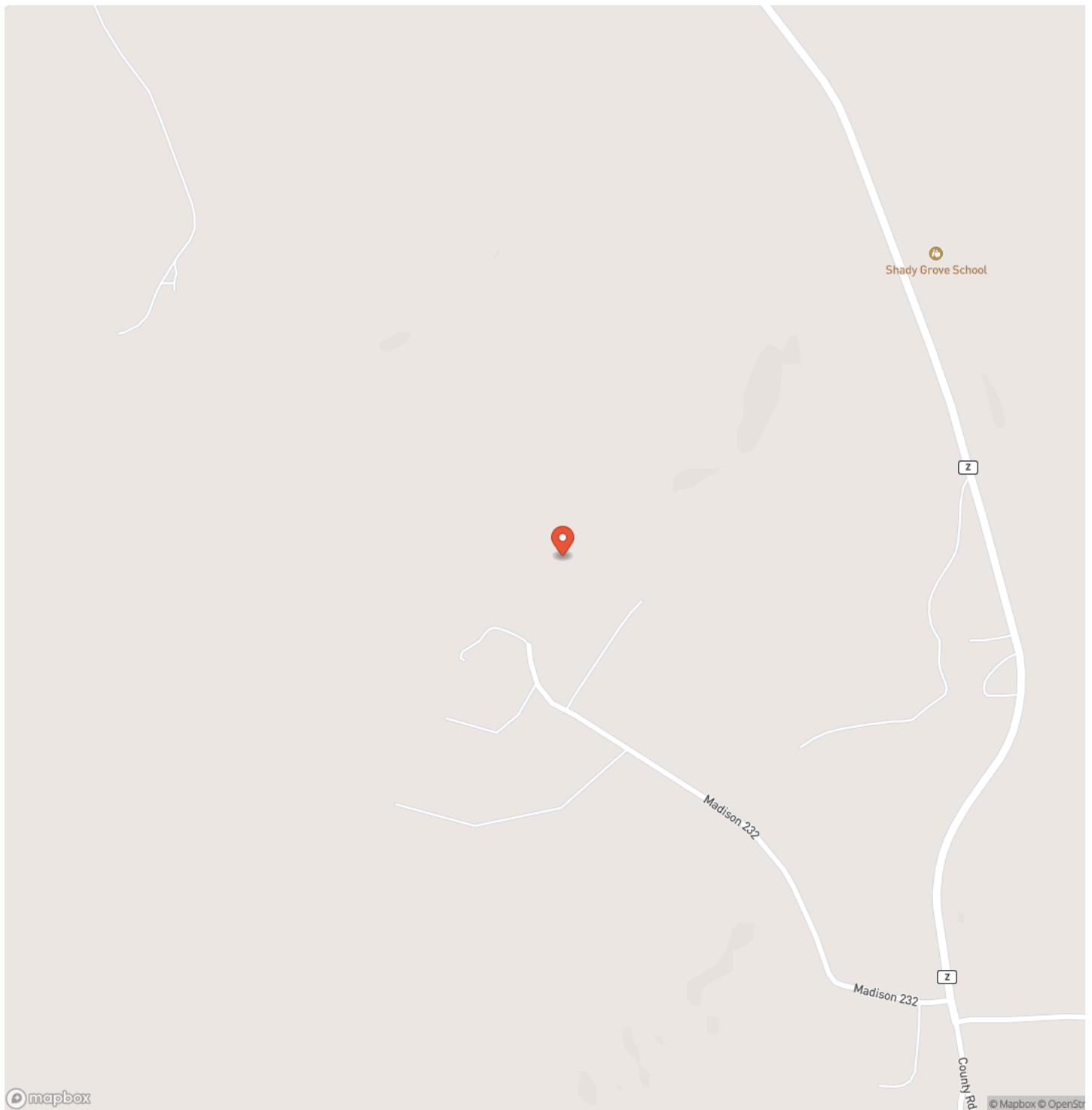


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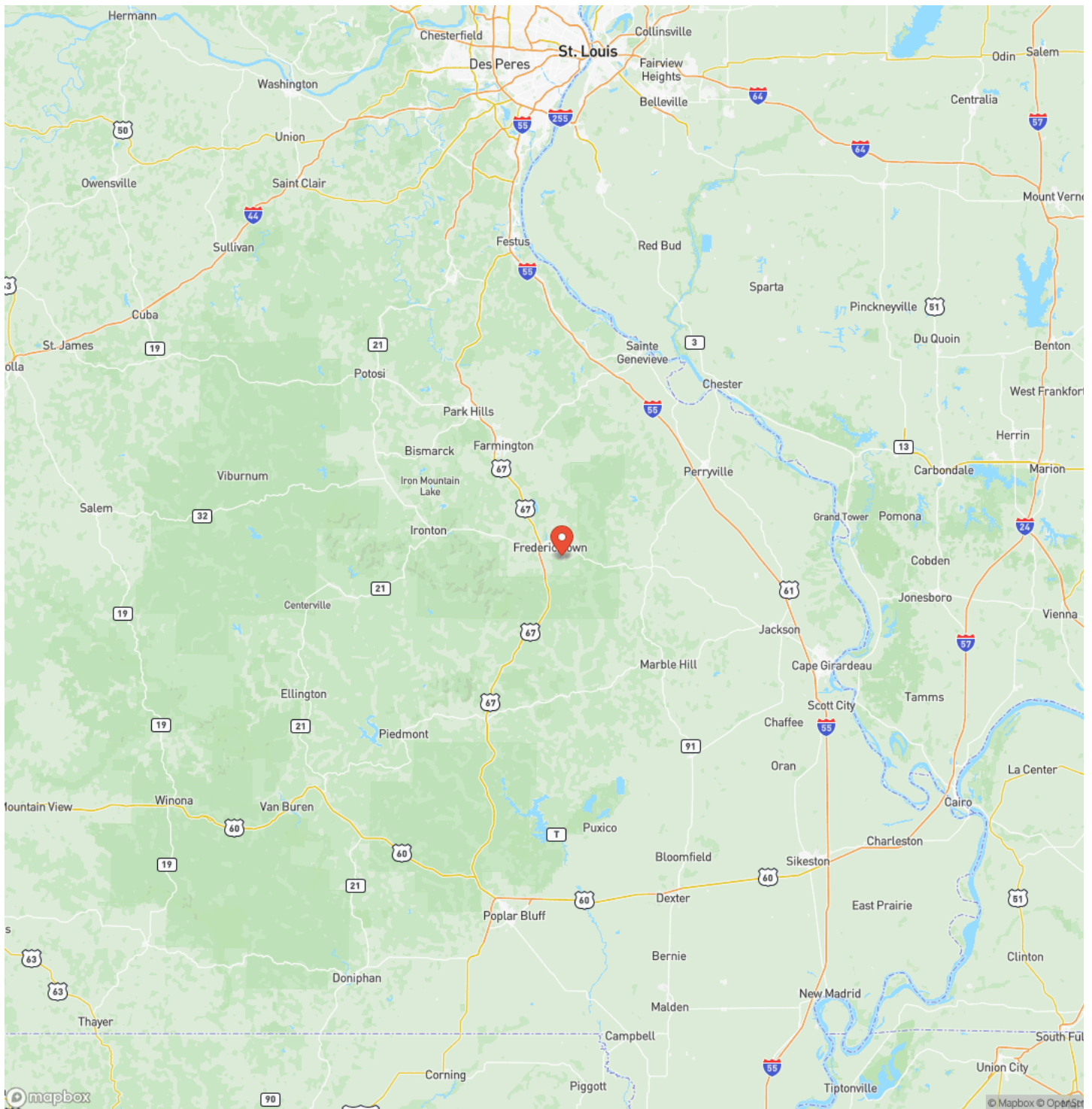
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## Locator Map



## Locator Map





## Satellite Map



## Barn & Breeze 6.8

### Fredericktown, MO / Madison County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Lance Cureton

## Mobile

(573) 561-4400

## Office

(855) 289-3478

## Email

[lance@livingthedreamland.com](mailto:lance@livingthedreamland.com)

## Address

6485 N Service Road

## City / State / Zip

## NOTES

[illegible]



[illegible]

**MORE INFO ONLINE:**

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

## **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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**Living The Dream Outdoor Properties**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

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