

Fisher Farm and Ranch Estate
1575 Madison 220
Fredericktown, MO 63645

\$1,899,999
123± Acres
Madison County



Fisher Farm and Ranch Estate Fredericktown, MO / Madison County

SUMMARY

Address

1575 Madison 220

City, State Zip

Fredericktown, MO 63645

County

Madison County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

37.5956 / -90.3186

Dwelling Square Feet

7800

Bedrooms / Bathrooms

8 / 8.5

Acreage

123

Price

\$1,899,999

Property Website

<https://livingthedreamland.com/property/fisher-farm-and-ranch-estate-madison-missouri/92227/>

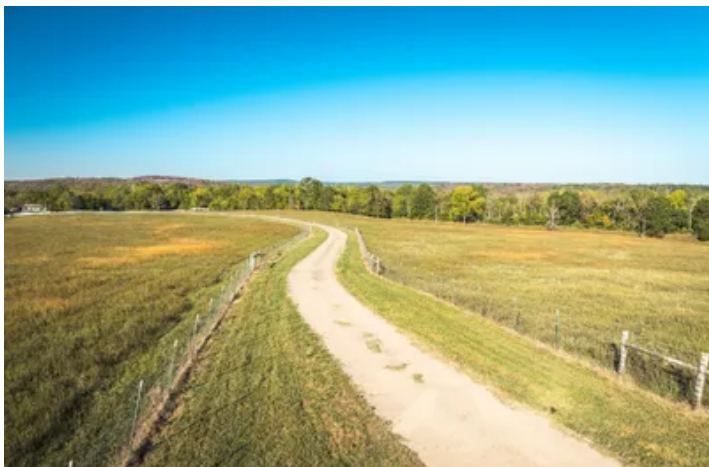


PROPERTY DESCRIPTION

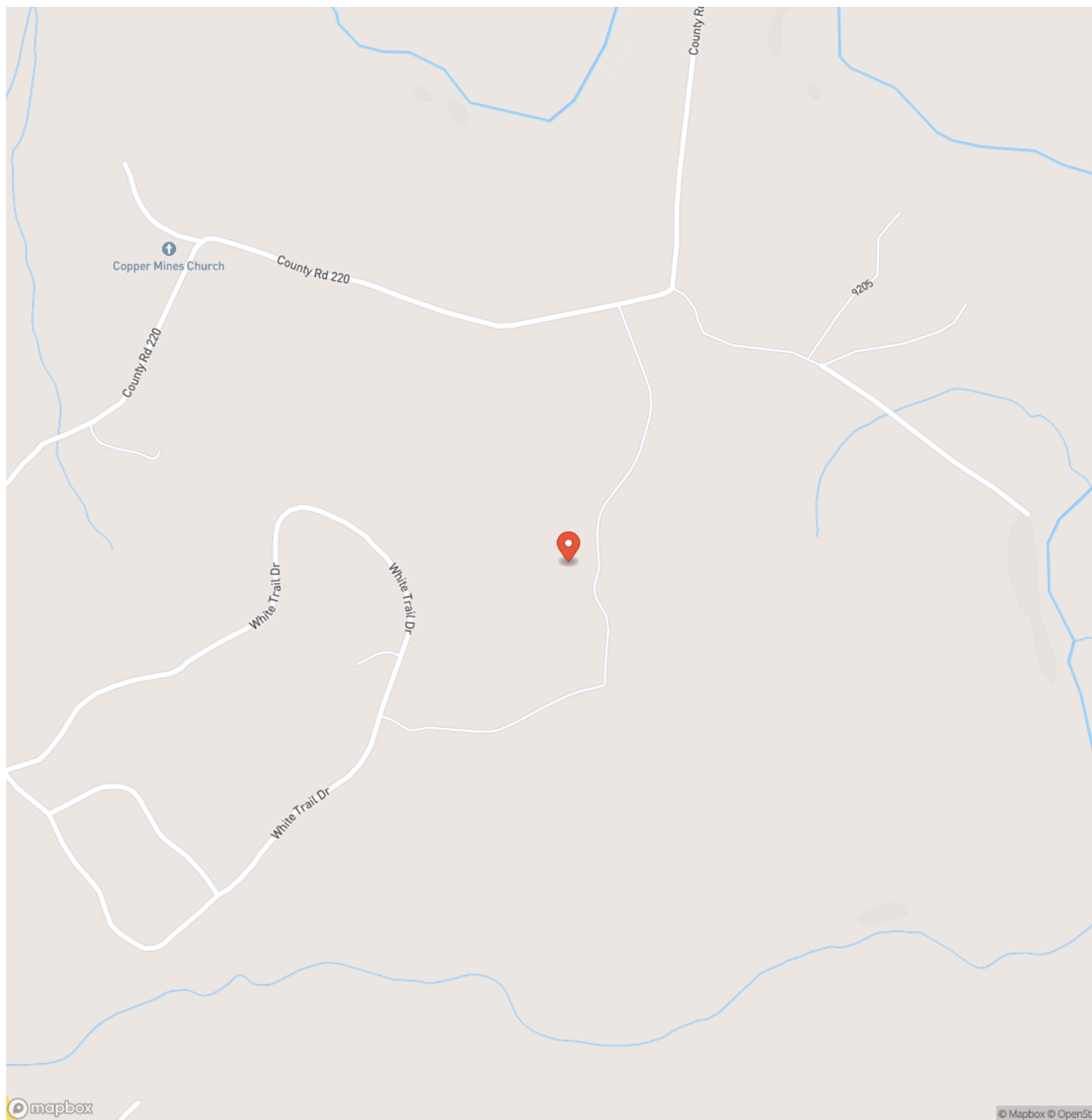
Fischer Farm and Ranch Estate – Turnkey, Multi-Use Property! This 122+ acre working farm combines productivity, comfort, and self-sufficiency. Designed for livestock, crops, and residential living, the property includes multiple water sources, extensive fencing, and high-quality improvements throughout. Land and Water Features: Two ponds, seasonal springs, and a year-round creek provide abundant water. Three wells, six automatic cattle waterers, welded wire perimeter fencing, and cross-fenced pastures make this property livestock-ready. Four pastures, including a smaller barnyard pasture, each have multiple water sources for easy rotational grazing. Vinyl fencing lines the road frontage and surrounds the main home. Concrete driveways provide easy access to barns and home, and a 1,000-gallon diesel tank services machinery. Barns and Outbuildings: • Main Barn (“Grandma’s Barn”) – Three apartments (two wheelchair-accessible, one caretaker) with full kitchens, baths, laminate floors, and individual heating/cooling. Common area includes laundaronia, and three types of seedless grapes. Main Residence: Brick home with 6 bedrooms plus 2 sleeping rooms and 8.5 baths. Main-floor primary suite, four upstairs bedroom suites, and three basement suites (two non-conforming). Each bedroom has a full bath and walk-in closet. Two kitchens and three laundry areas support multi-generational living or staff. Main kitchen includes Viking/Sub-Zero appliances, cherry cabinetry, large pantry, and breakfast bar. Professionally refinished oak floors, tiled entries, and laminate bedroom floors complete the home. Living areas include cathedral ceilings, gas fireplace, south-facing windows with remote blinds, and French doors to patios overlooking the 22,000-gallon fiberglass pool. Outdoor entertaining is enhanced by patios on three sides, overlooking pastures, ponds, and natural scenery. Infrastructure and Systems: Steel-stud construction, Anderson windows, central vacuum, conduit wiring, three geothermal HVAC systems (main replaced 2025), five 40-gallon water heaters plus on-demand unit for master bath. Solar power via 104 SolarEdge panels with net metering. Four 200-amp electrical panels (800 total amps), buried 1,900-gallon LP tank, and cellular booster ensure full functionality. Summary: A rare opportunity blending high-quality infrastructure, multi-generational housing, livestock-ready land, and sustainable features. Ideal for cattle, crops, or a full-time rural homestead with income potential. This property is fully equipped for productive living, comfort, and convenience. Schedule your private tour today to experience this one-of-a-kind farm and ranch estate!



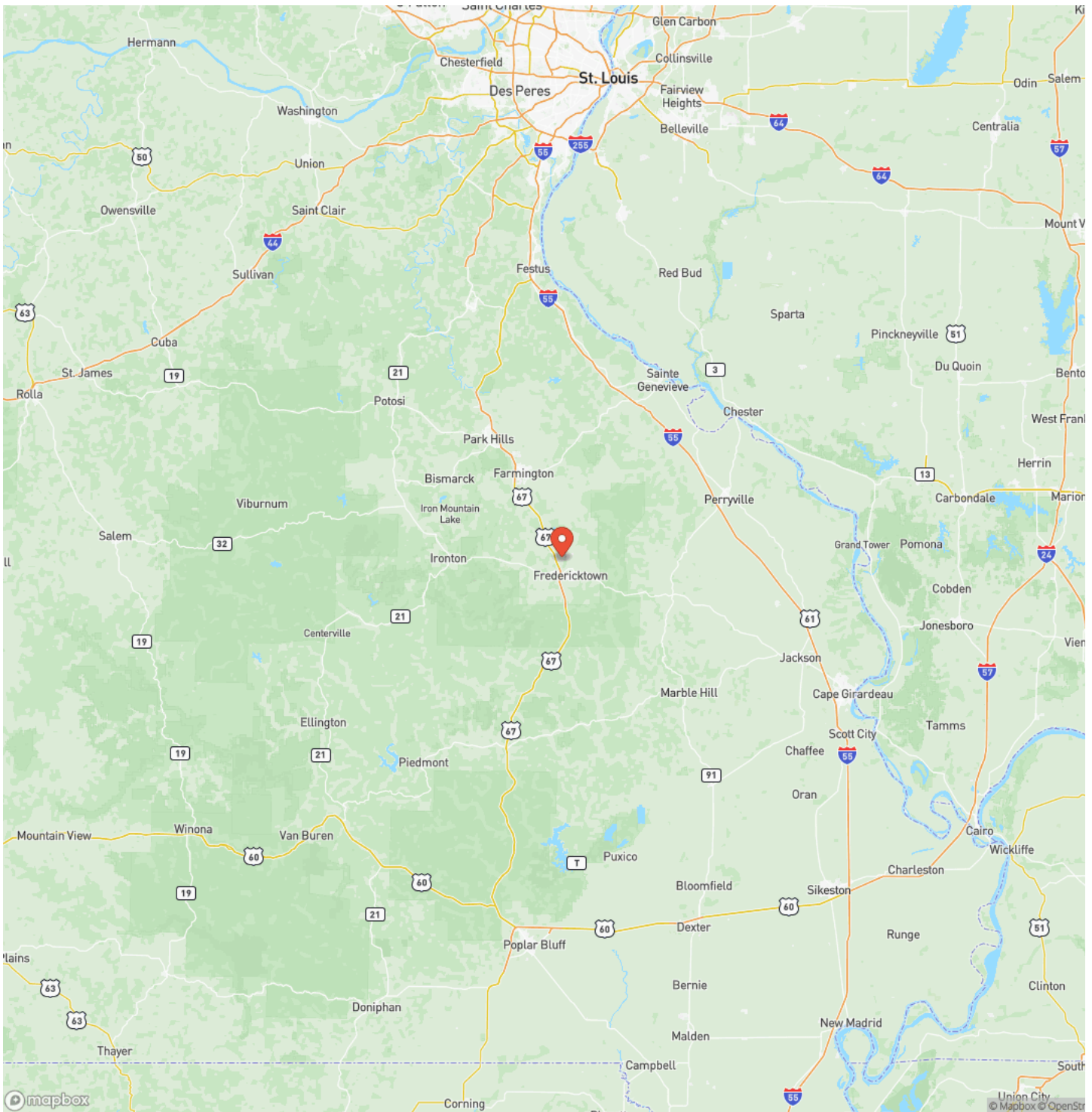
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Fredericktown, MO / Madison County



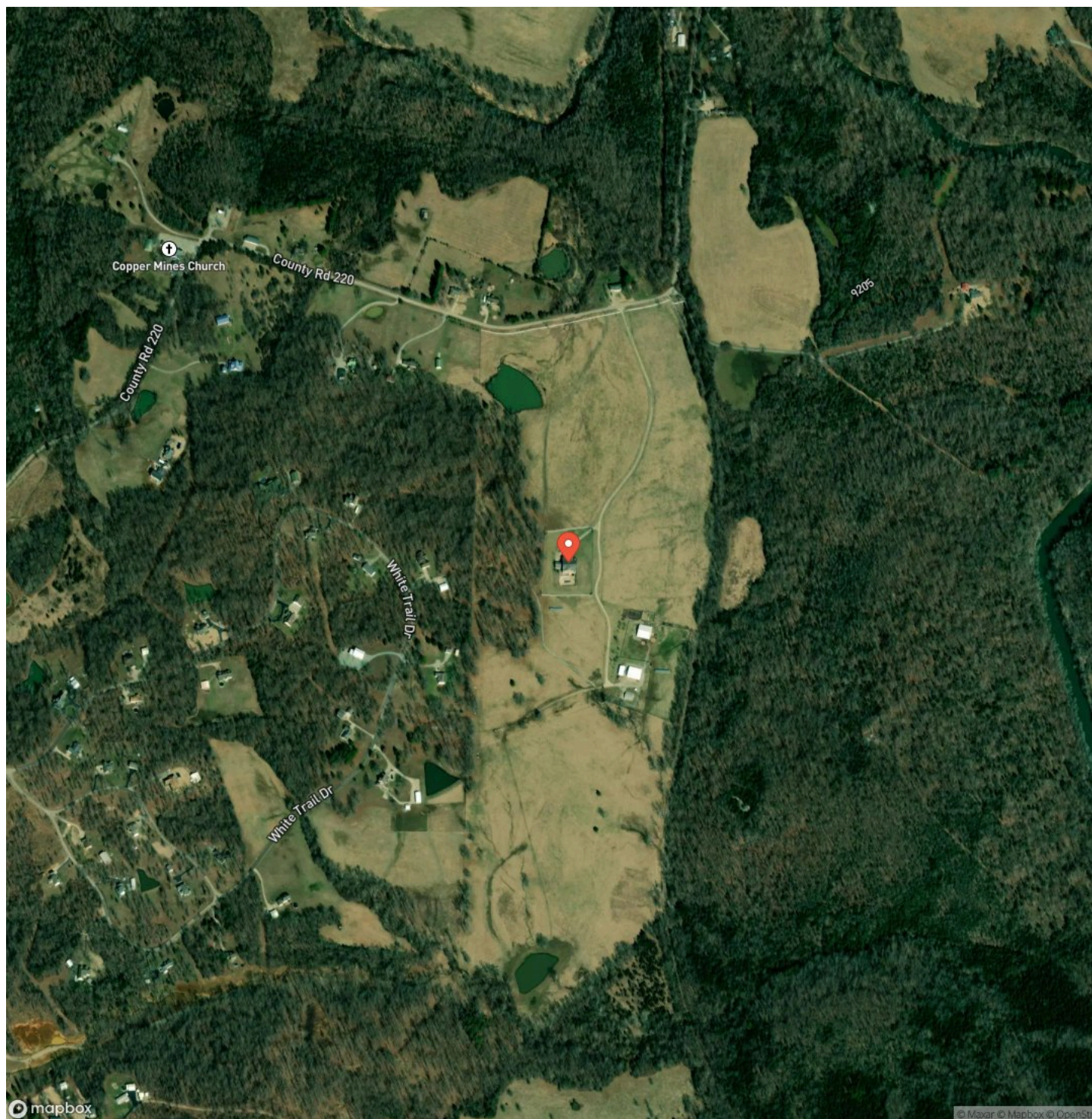
Locator Map



Locator Map



Satellite Map



Fisher Farm and Ranch Estate
Fredericktown, MO / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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<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.



Living The Dream Outdoor Properties

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