

**12 Mile Creek Mini Farm**  
1307 Madison 410  
Fredericktown, MO 63645

**\$175,000**  
11± Acres  
Madison County



**12 Mile Creek Mini Farm**  
**Fredericktown, MO / Madison County**

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**SUMMARY**

**Address**

1307 Madison 410

**City, State Zip**

Fredericktown, MO 63645

**County**

Madison County

**Type**

Farms, Recreational Land, Hunting Land, Residential Property

**Latitude / Longitude**

37.409024 / -90.319071

**Taxes (Annually)**

754

**Dwelling Square Feet**

1300

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

11

**Price**

\$175,000

**Property Website**

<https://livingthedreamland.com/property/12-mile-creek-mini-farm-madison-missouri/37612/>



**MORE INFO ONLINE:**

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

## **PROPERTY DESCRIPTION**

What's better than one creek on your property? Two creeks on your property! Come take a look at this 11 m/l acre property that sits on both 12 Mile Creek and Peter's Creek. On the property you will find an unfinished home structure with electric, well and septic, a 30x50 insulated shop with concrete floors and a two stall horse barn. Whether your love is horses, side by sides or just relaxing on a big covered porch this location is perfect for all the above. Give us a call today for your chance to make this dream your new reality!



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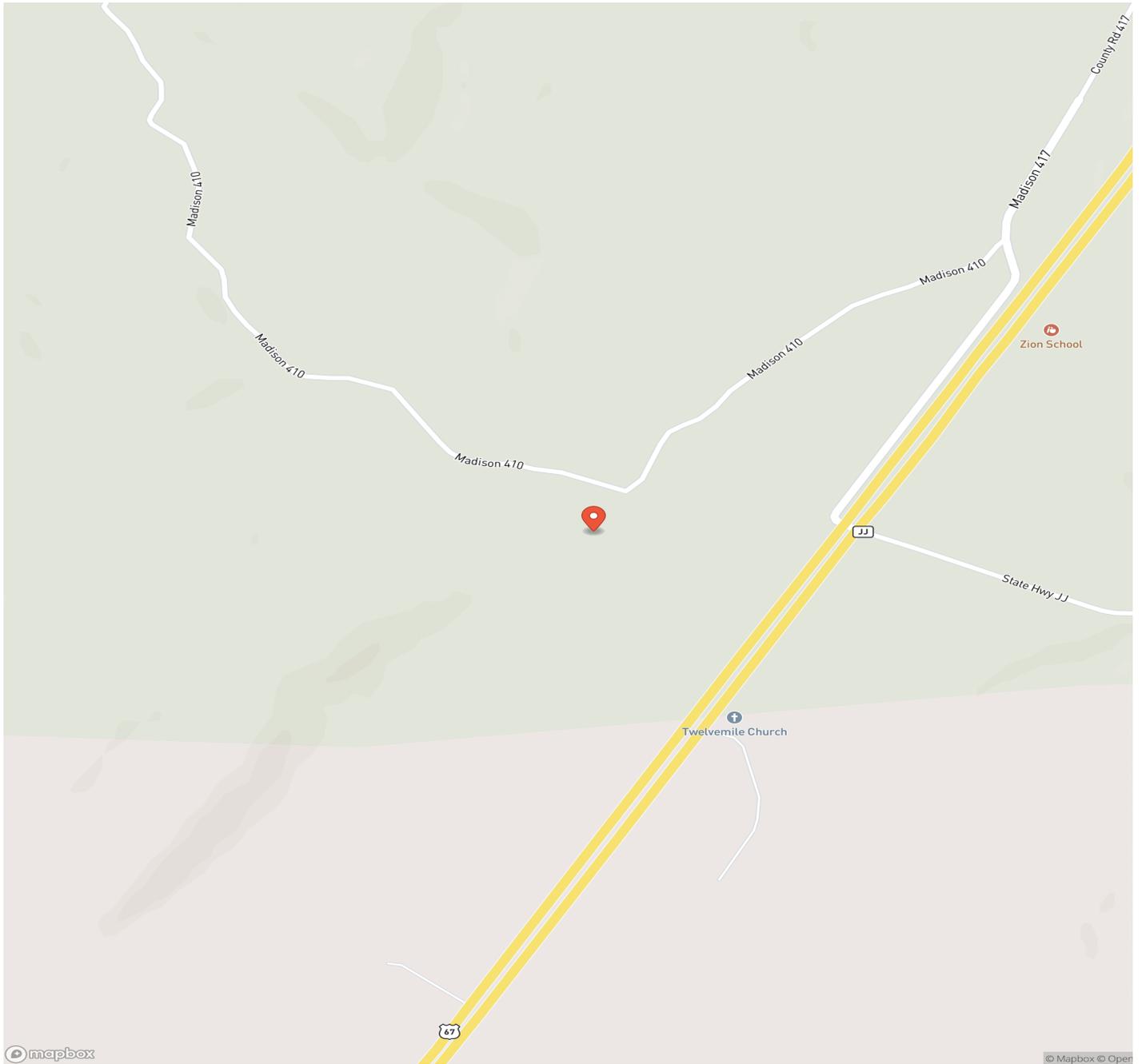




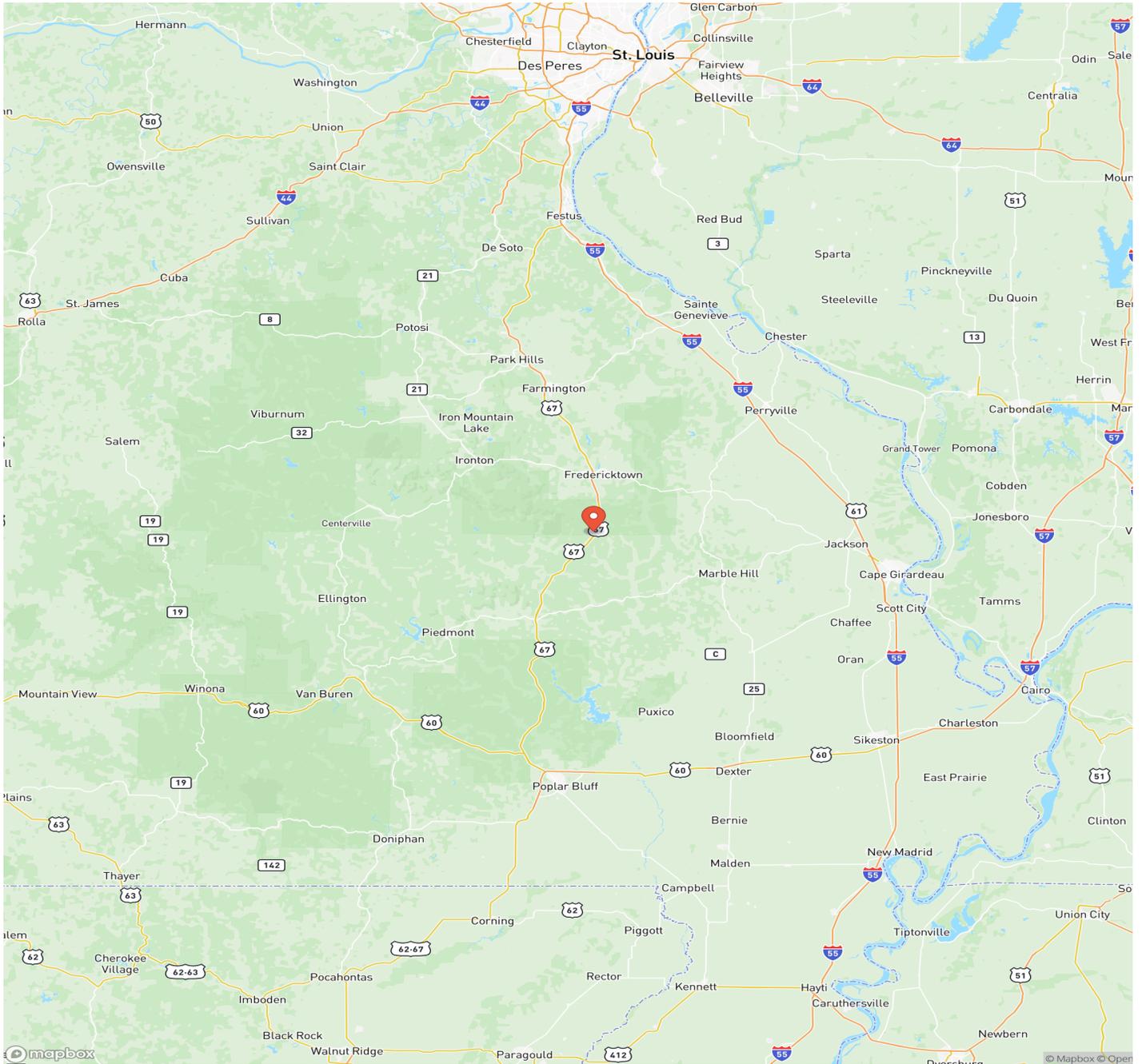
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## Locator Map



# Locator Map

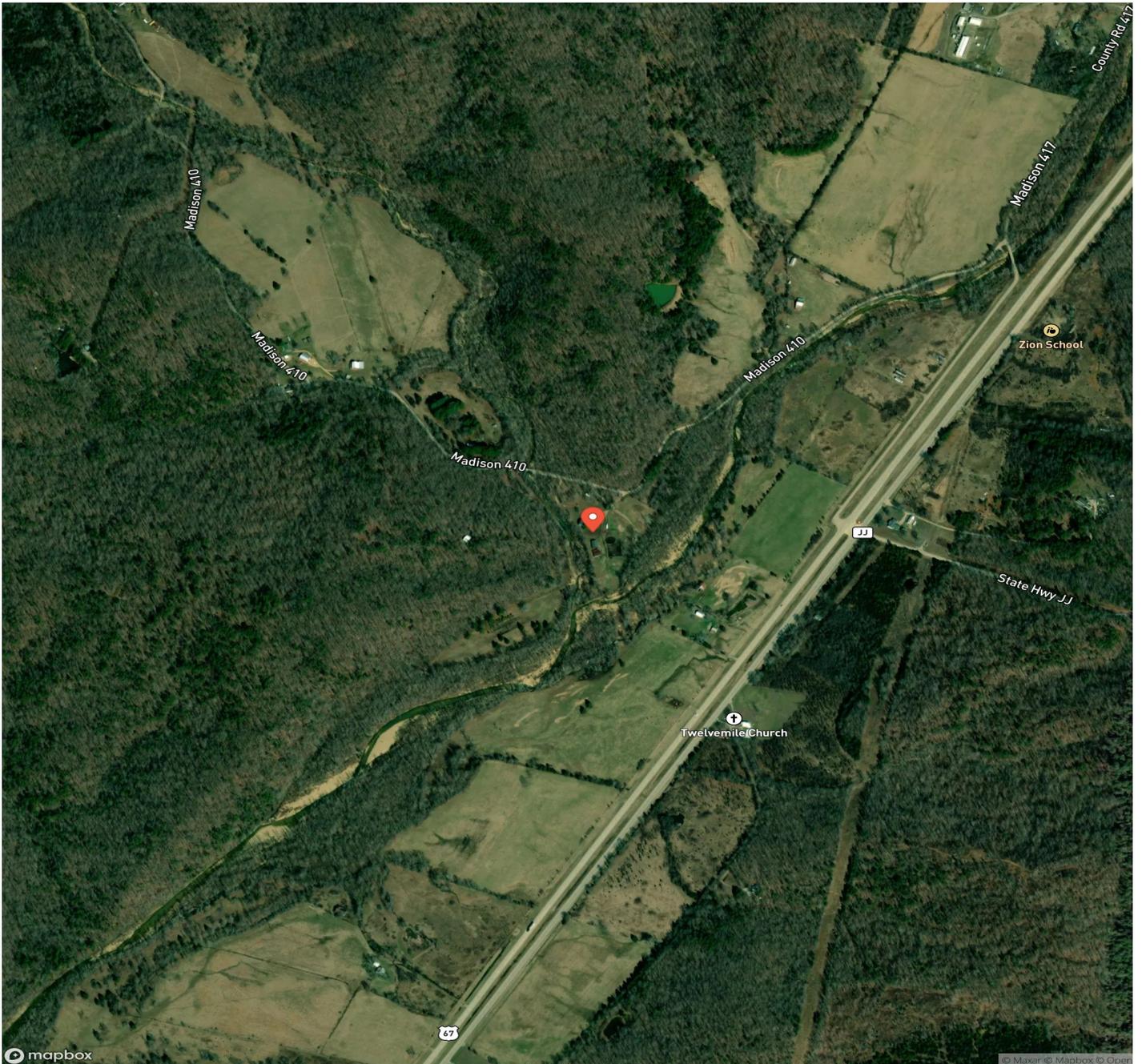


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## Satellite Map



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Lance Cureton

**Mobile**

(573) 561-4400

**Email**

lance@livingthedreamland.com

**Address**

515 S. Franklin St.

**City / State / Zip**

Cuba, MO 65453

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**NOTES**

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## **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**

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

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