

**St. Francis River Retreat**  
1000 Madison 9541  
Fredericktown, MO 63645

**\$449,999**  
4.600± Acres  
Madison County



**St. Francis River Retreat**  
**Fredericktown, MO / Madison County**

**SUMMARY**

**Address**

1000 Madison 9541

**City, State Zip**

Fredericktown, MO 63645

**County**

Madison County

**Type**

Riverfront, Recreational Land, Residential Property

**Latitude / Longitude**

37.4941 / -90.4652

**Taxes (Annually)**

1006

**Dwelling Square Feet**

1486

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

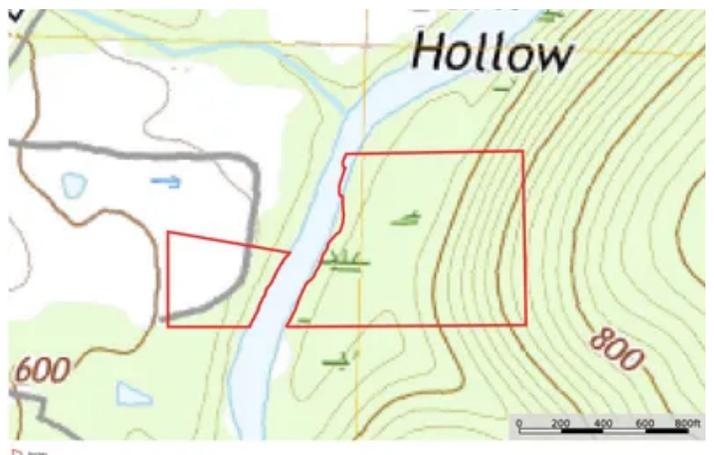
4.600

**Price**

\$449,999

**Property Website**

<https://livingthedreamland.com/property/st-francis-river-retreat-madison-missouri/80708/>



**St. Francis River Retreat**  
**Fredericktown, MO / Madison County**

---

**PROPERTY DESCRIPTION**

Riverfront Retreat with Income Potential! This charming 3-bedroom, 2-bath home sits on just under 5 serene acres along the beautiful St. Francis River. Enjoy breathtaking river views from the comfort of your sunroom or relax in the hot tub under the stars. The property features a spacious 30x40 shop with two overhead doors, a one-car detached garage, and a cozy fire pit area—perfect for outdoor gatherings. Recent upgrades include a brand-new HVAC system for year-round comfort. Whether you're looking for a peaceful full-time residence or a getaway with income potential, this home also offers short-term rental possibilities. A rare blend of privacy, functionality, and opportunity!



**St. Francis River Retreat  
Fredericktown, MO / Madison County**

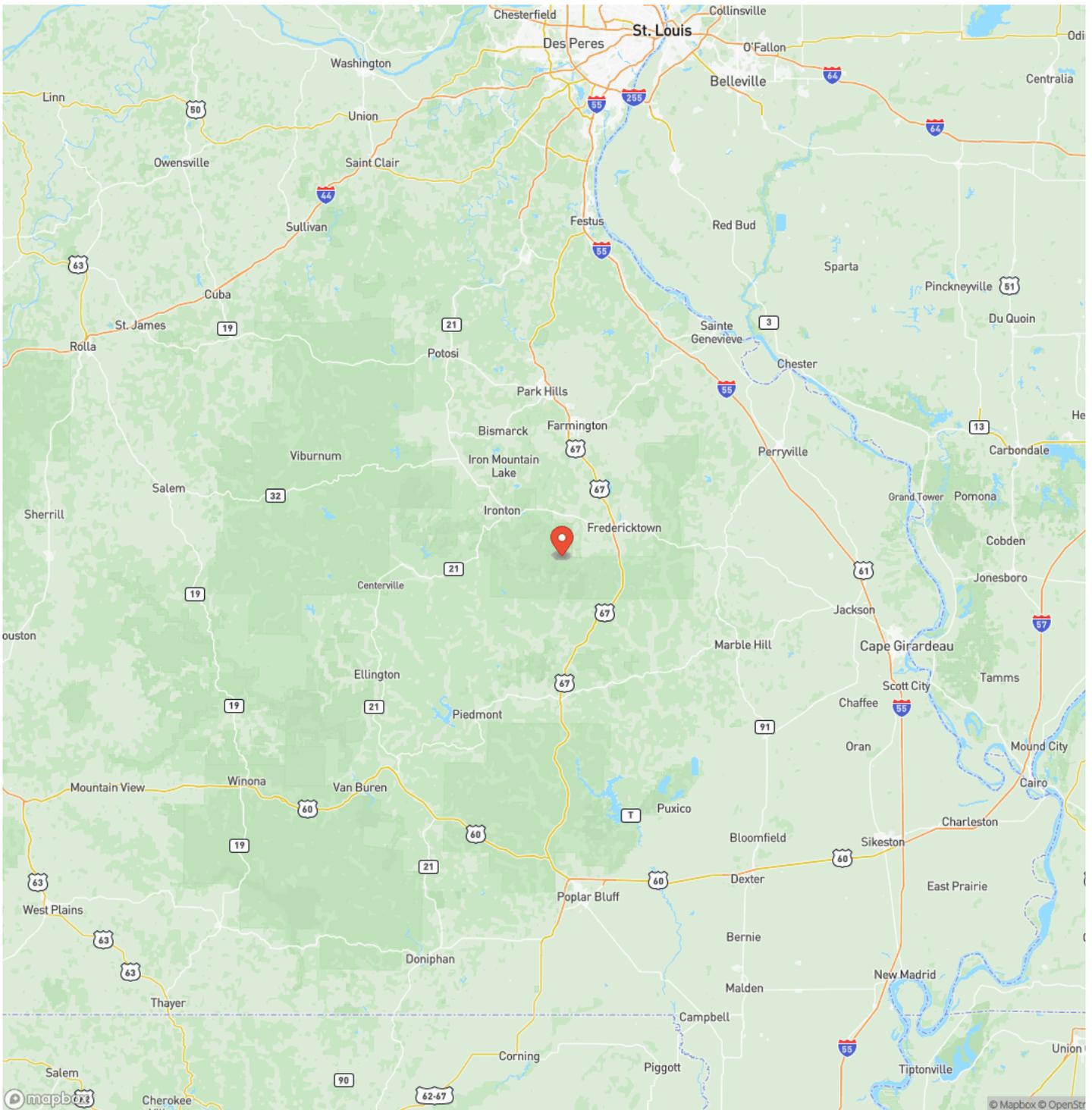
---



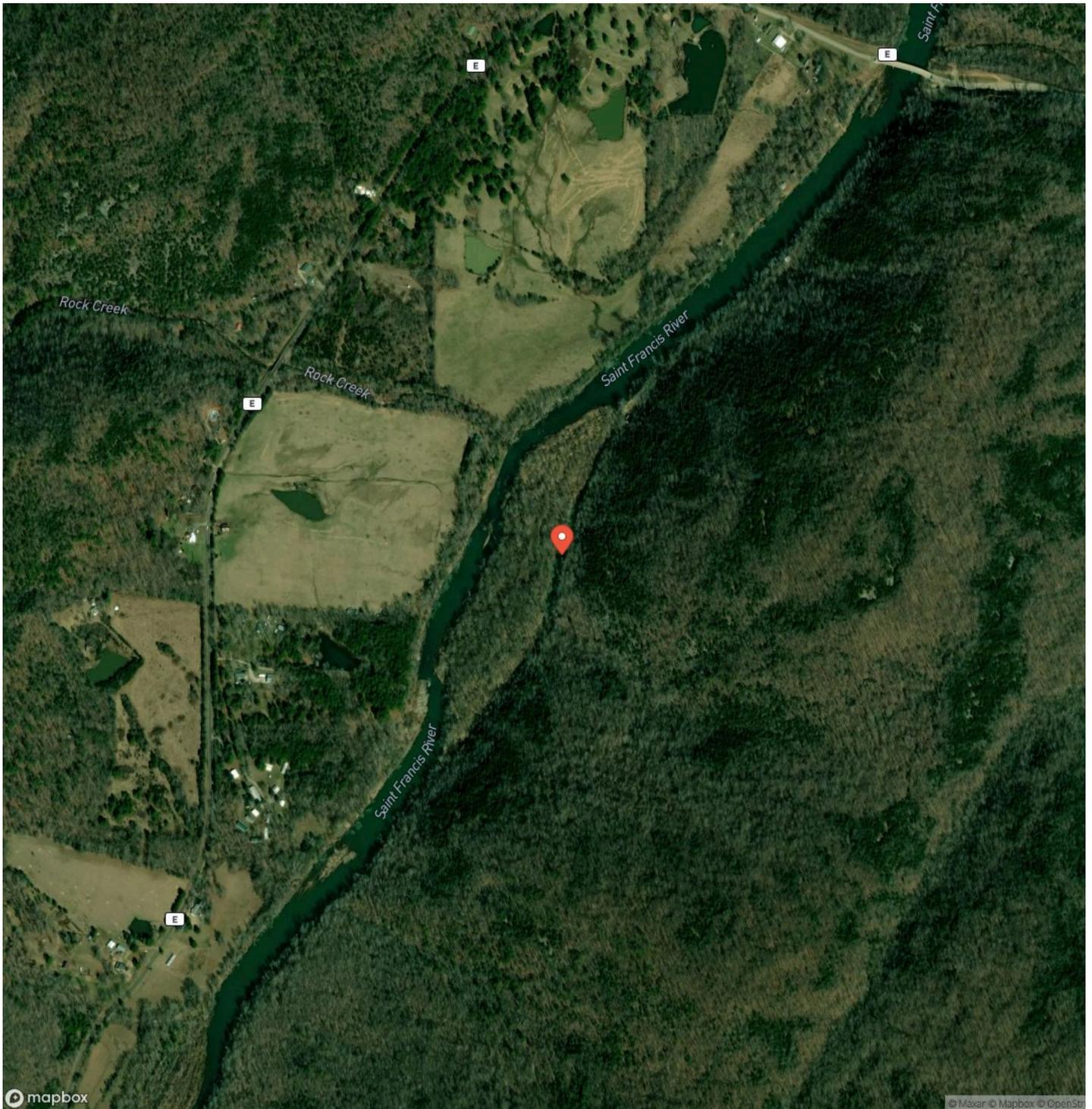
## Locator Map



# Locator Map



## Satellite Map







## **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**  
6484 North Service Rd.  
Leasburg, MO 65535  
(855) 289-3478  
<https://livingthedreamland.com/>

---

