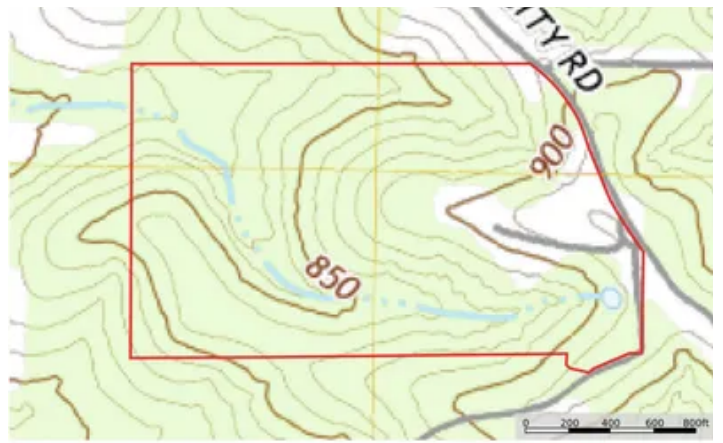


Heaven Sent Home Spun
8315 Champion City Rd
Gerald, MO 63037

\$699,900
70± Acres
Franklin County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Heaven Sent Home Spun
Gerald, MO / Franklin County

SUMMARY

Address

8315 Champion City Rd

City, State Zip

Gerald, MO 63037

County

Franklin County

Type

Recreational Land, Residential Property, Hunting Land

Latitude / Longitude

38.358 / -91.3037

Taxes (Annually)

1105

Dwelling Square Feet

3300

Bedrooms / Bathrooms

3 / 2

Acreage

70

Price

\$699,900

Property Website

<https://livingthedreamland.com/property/heaven-sent-home-spun-franklin-missouri/34235/>



MORE INFO ONLINE:

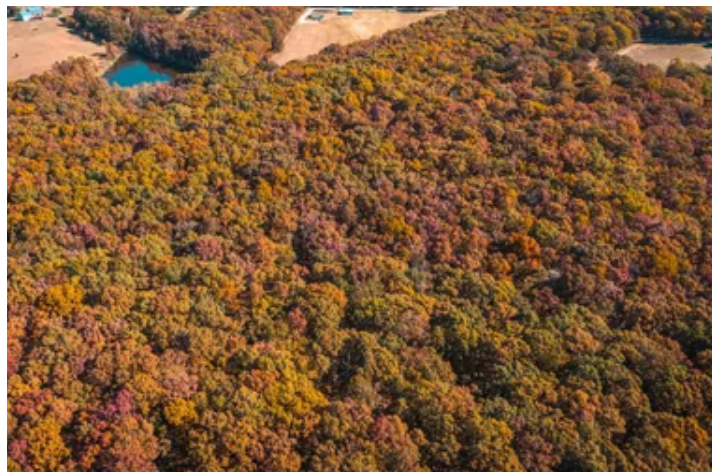
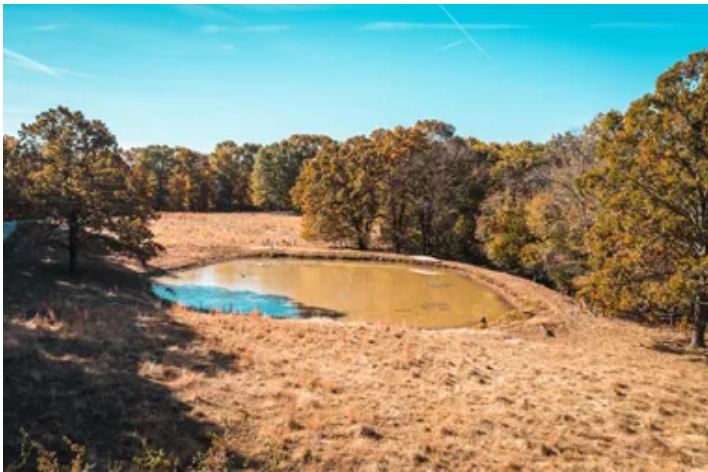
<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

The Heaven Sent Home Spun Ranch is the perfect property for the farm of your dreams. Set up for all kinds of animal production from goats & sheep or even cattle and/or horses. Fenced and crossed fenced for rotational setup and complete with garden areas for the get away from it all homestead. Awesome timber land and open pasture with amazing lakes and ponds that are loaded with fish. Many beautiful building sites for the perfect family compound and/or retreat. The house is the perfect blank canvas for all remodeling and decorating ideas with tons of square footage and though it needs some TLC it has massive potential for living out your dream in the Missouri outdoors. The property has deer and turkey signs and is in a wonderful location. The land lays ever so gently and is only a short drive to St. Louis County, Missouri while still in the beautiful country side. Lots of barns and outbuildings that will allow your imagination to wander and deliver the finished product for highest and best uses. The current owners have worked the farm as true stewards of the land and the animals are looking for someone to carry on the farm and country traditions. Come take a look!





Locator Map

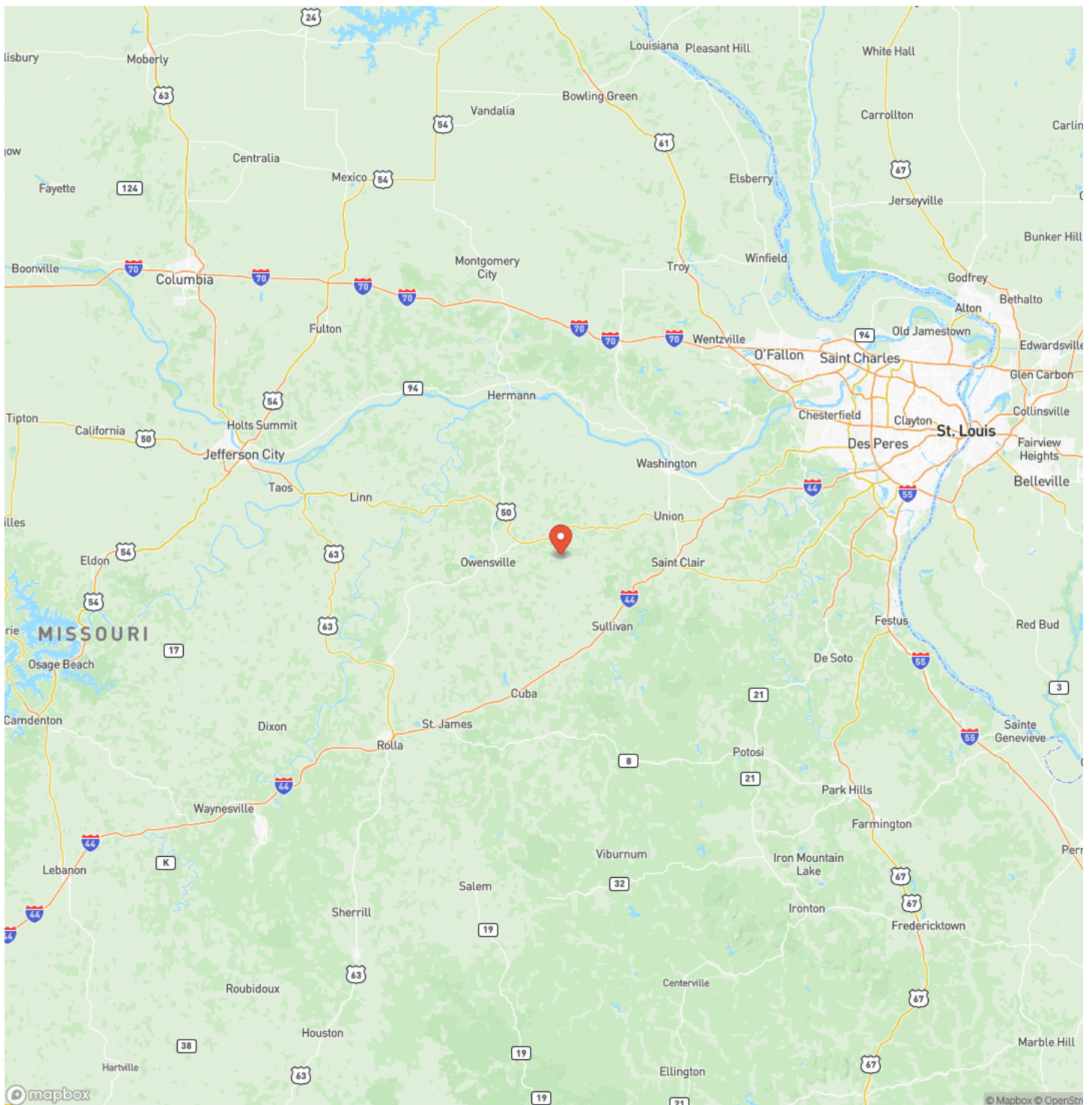


MORE INFO ONLINE:

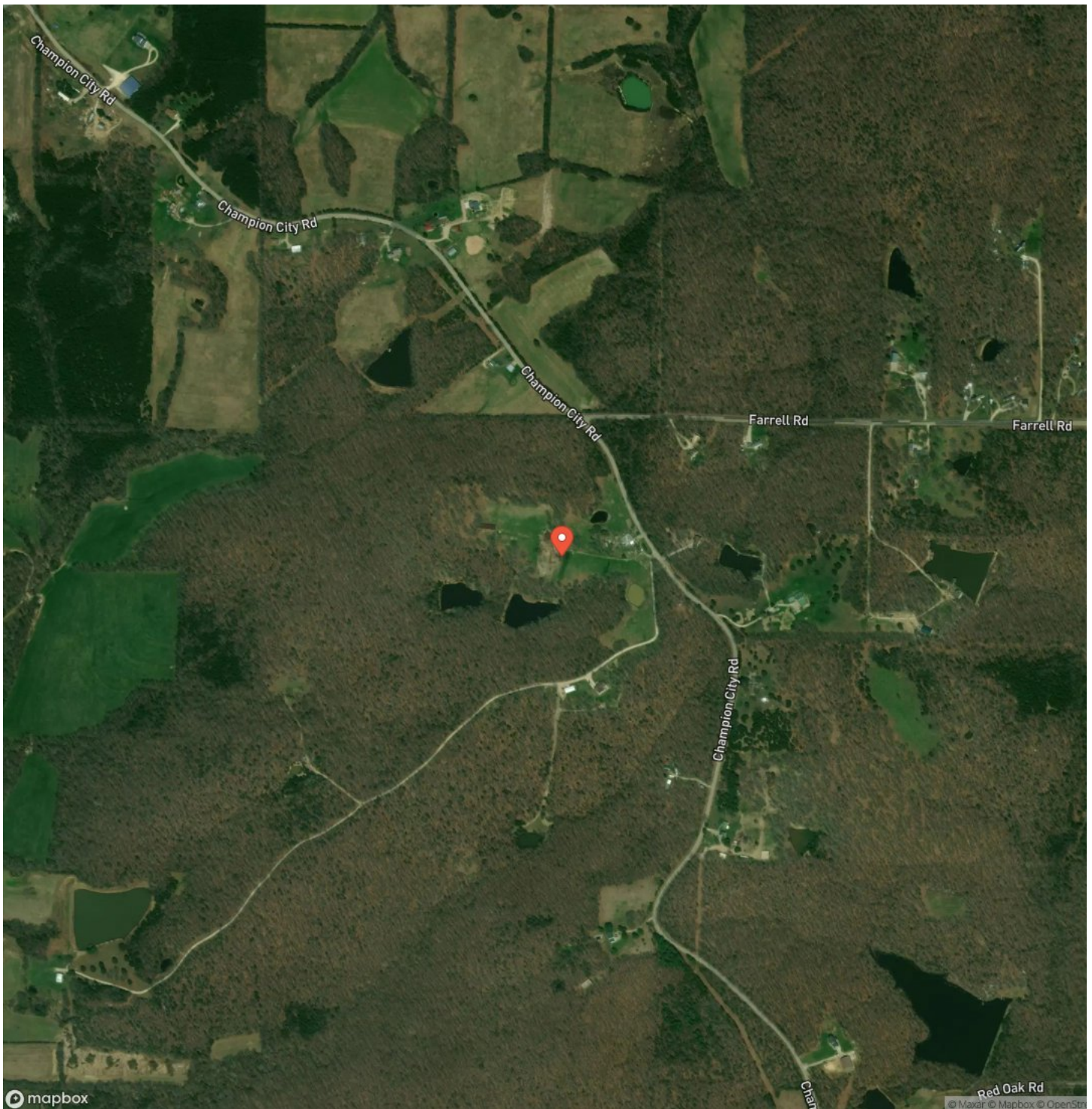
<https://livingthedreamland.com/>



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

D.W. Hindman

Mobile

(314) 486-3500

Office

(855) 289-3478

Email

dwlivingthedream@gmail.com

Address

515 S Franklin

City / State / Zip

Cuba, MO 63005

NOTES



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.



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

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

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