

Meramec River, Lakes, and Land
Pond Ford Rd.
Saint Clair, MO 63077

\$380,000
63± Acres
Franklin County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Meramec River, Lakes, and Land Saint Clair, MO / Franklin County

SUMMARY

Address

Pond Ford Rd.

City, State Zip

Saint Clair, MO 63077

County

Franklin County

Type

Farms, Hunting Land, Riverfront, Recreational Land, Timberland

Latitude / Longitude

38.328942 / -90.914524

Taxes (Annually)

239

Acreage

63

Price

\$380,000

Property Website

<https://livingthedreamland.com/property/meramec-river-lakes-and-land-franklin-missouri/45235/>



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PROPERTY DESCRIPTION

Discover a breathtaking natural sanctuary nestled just under 30 minutes from St. Louis County, Missouri. With over a mile of pristine Meramec River frontage, this land is a true paradise for outdoor enthusiasts and nature lovers alike. This extraordinary property offers an array of recreational opportunities that will delight any sportsman. For anglers, the Meramec River's gentle flow teems with both large and smallmouth bass, providing the perfect backdrop for peaceful fishing excursions. The tranquil waters also beckon waterfowl enthusiasts and hunters, as ducks find refuge along this picturesque riverfront. Furthermore, the property's diverse landscape, with its lush woodlands, makes it an ideal habitat for deer and turkey, ensuring exhilarating hunting experiences. The land boasts a perfect wetland area that supports a rich and vibrant ecosystem. Mature timber stands tall, offering shelter to countless species and adding to the natural beauty of the surroundings. In the bottomland, you'll find a verdant oasis of native flora and fauna, providing essential resources for local wildlife. If your dream is to build a serene retreat, the property offers an idyllic building site, perfect for a home or cabin. Imagine waking up to the soothing sounds of the river and the symphony of birdsong, enveloped by the beauty of the land. This enchanting setting will allow you to create your private haven, where you can immerse yourself in the tranquility of nature. In every season, this land is a beautiful and ever-changing canvas of nature's wonders. Whether you seek a peaceful escape from the city, yearn for outstanding hunting and fishing opportunities, or desire to build your dream home in a pristine natural setting, this awesome Meramec Riverfront property in Franklin County, Missouri, offers an extraordinary opportunity to embrace the great outdoors and make memories that will last a lifetime. Discover the perfect blend of luxury and nature in this magnificent land.

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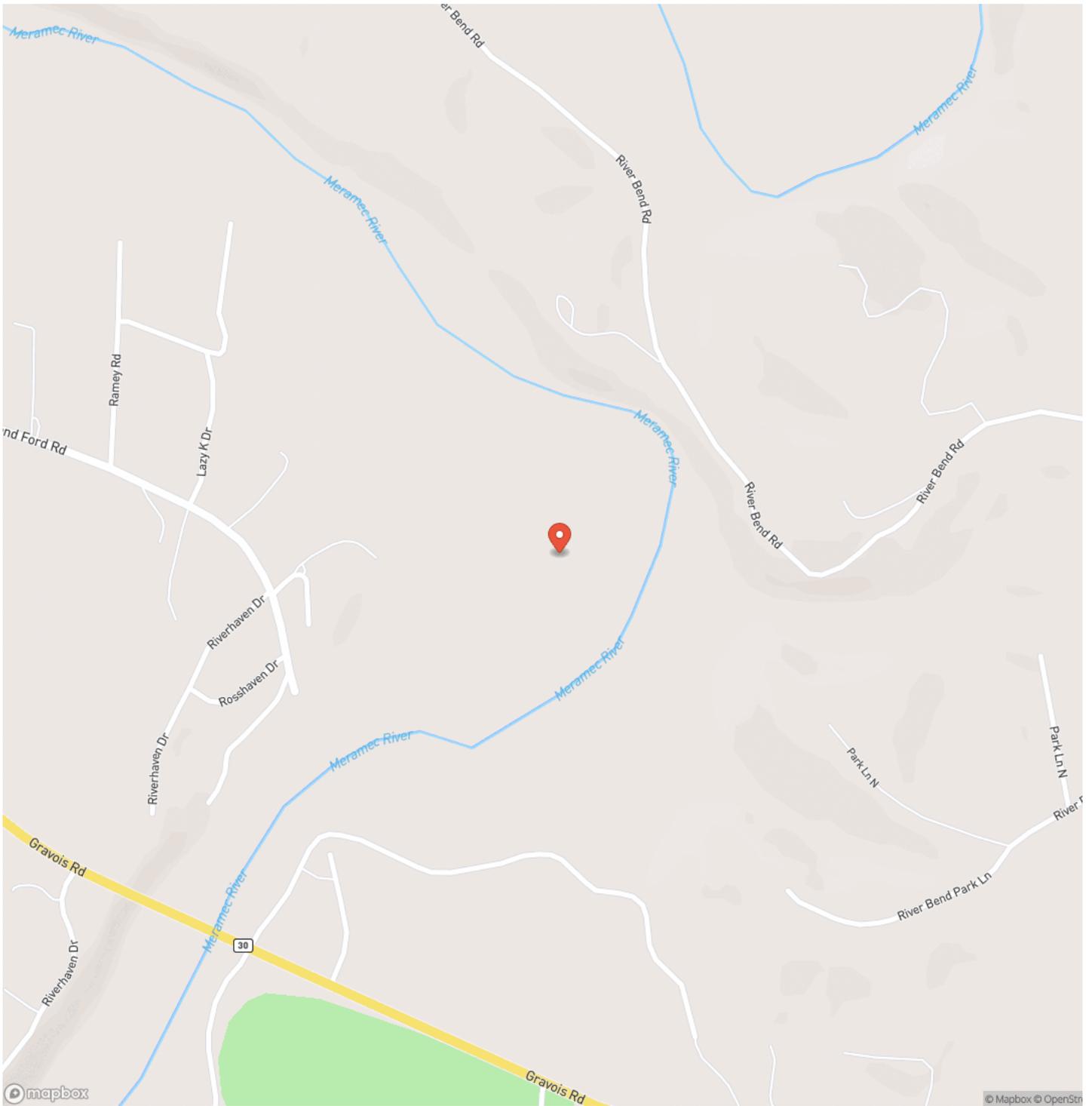


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Locator Map

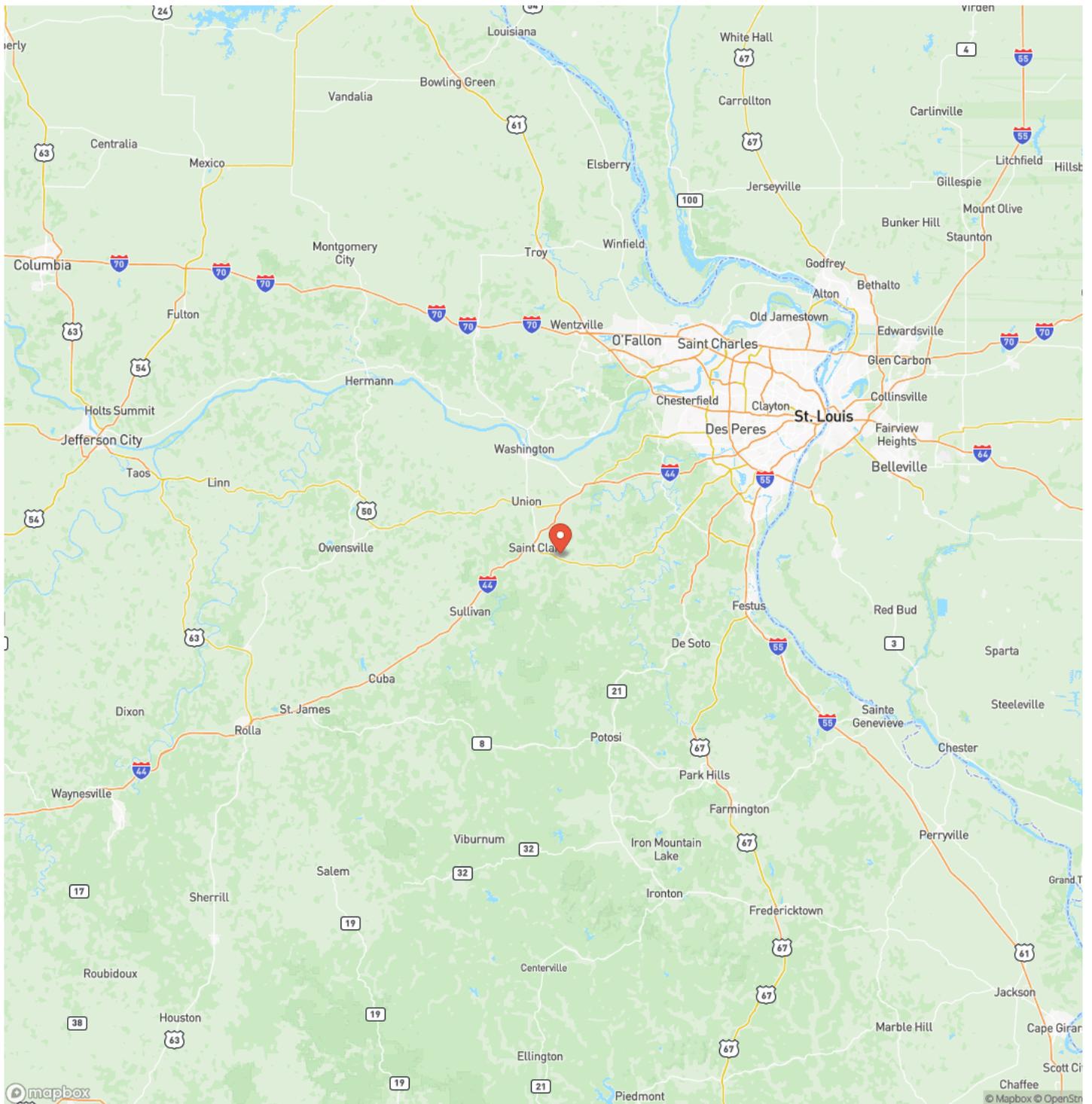


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Locator Map



Satellite Map



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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