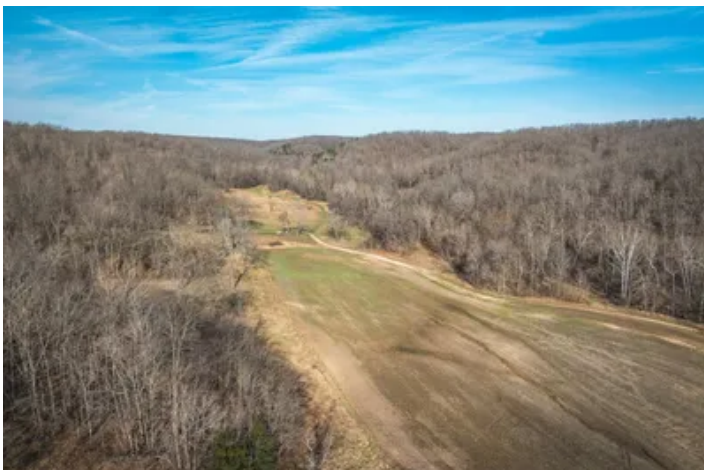


Long Ridge 824
000 Highway A
Sullivan, MO 63080

\$2,500,000
824.22± Acres
Franklin County



Long Ridge 824
Sullivan, MO / Franklin County

SUMMARY

Address

000 Highway A

City, State Zip

Sullivan, MO 63080

County

Franklin County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

38.2022 / -90.9992

Taxes (Annually)

\$1,309

Bedrooms / Bathrooms

1 / 0

Acreage

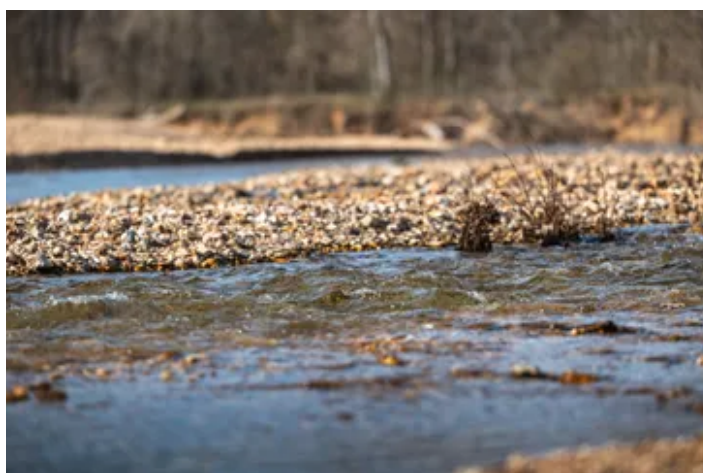
824.22

Price

\$2,500,000

Property Website

<https://livingthedreamland.com/property/long-ridge-824/franklin/missouri/83123/>



Long Ridge 824
Sullivan, MO / Franklin County

PROPERTY DESCRIPTION

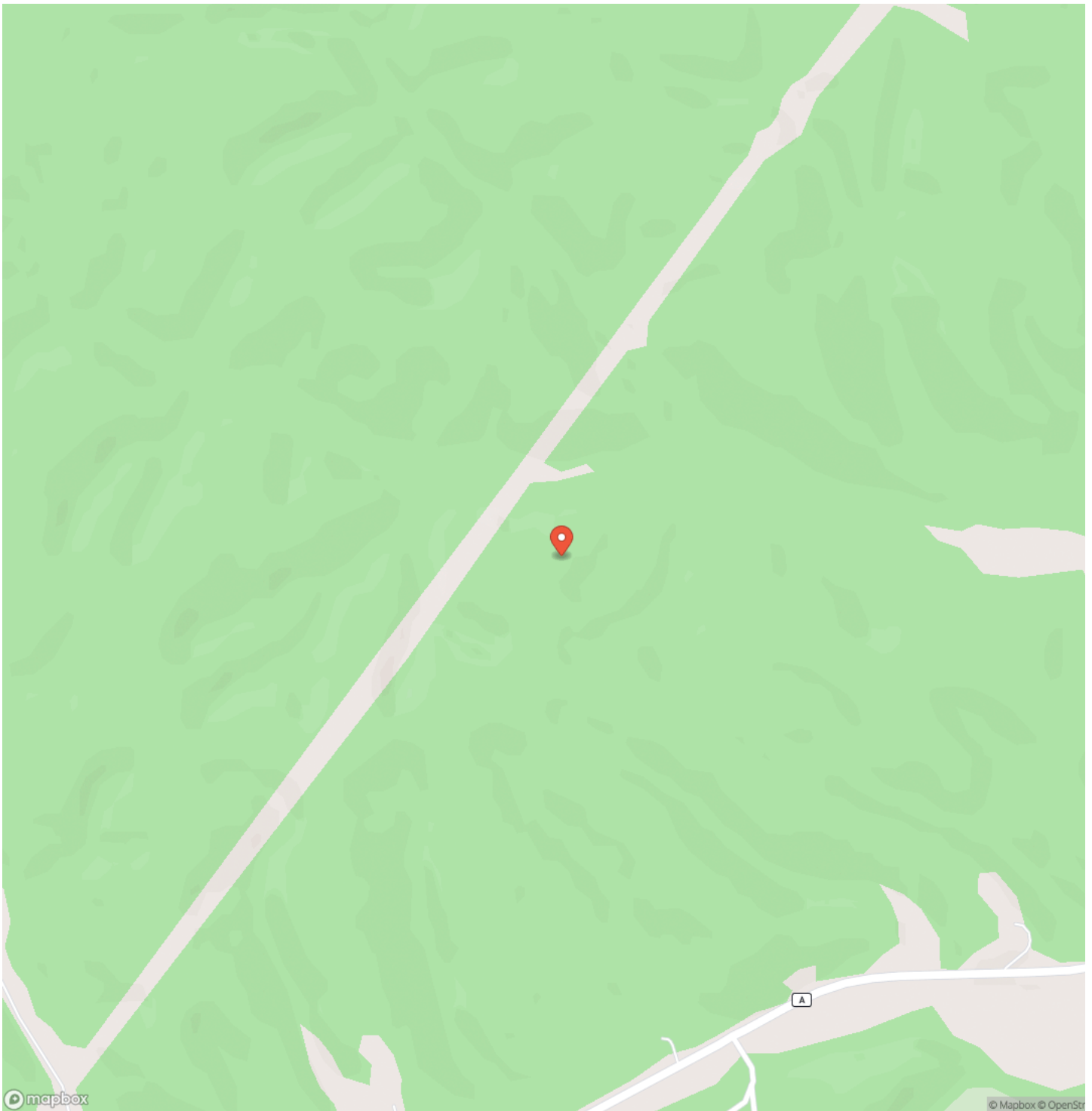
More acreage added-now 824+/- acres! Enjoy massive gravel bars on the highly sought-after Indian Creek, with over a half mile of creek frontage and property on both sides. Also new to this listing is approximately 40 acres of tillable land, making an already great hunting property even better. With expansive ridgetops running the length of the property and over six miles of established trails, the land is remarkably accessible. Multiple creeks meander through the landscape, providing year-round natural water sources for wildlife. Located just 15 minutes from Sullivan and less than 90 minutes from St. Louis, this extraordinary 824+/- acre tract is a dream come true for deer hunters and outdoor enthusiasts. Several parks and conservation areas are nearby, including Meramec State Park, which offers public access to the Meramec River. Schedule a showing today!



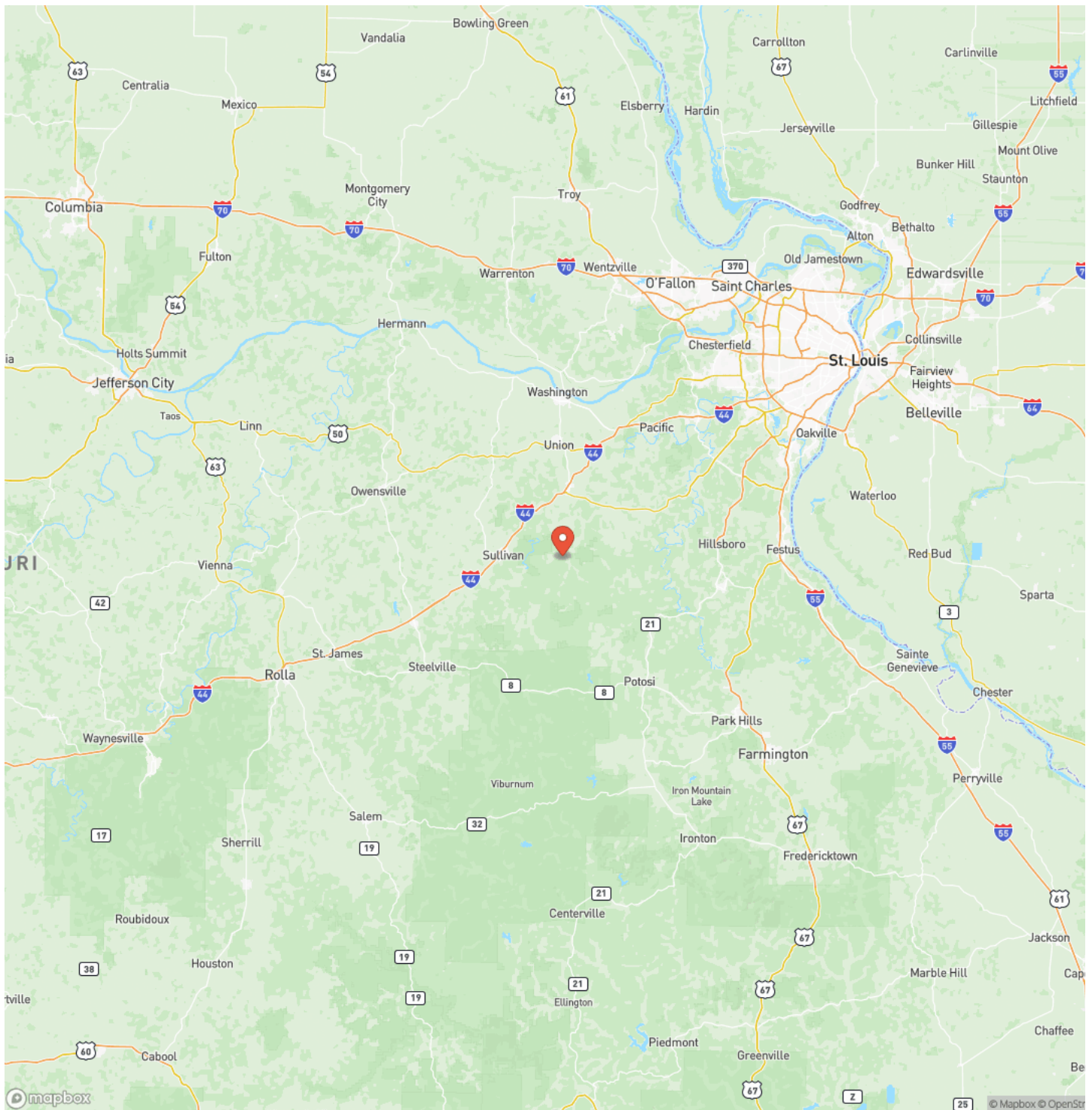
Long Ridge 824
Sullivan, MO / Franklin County



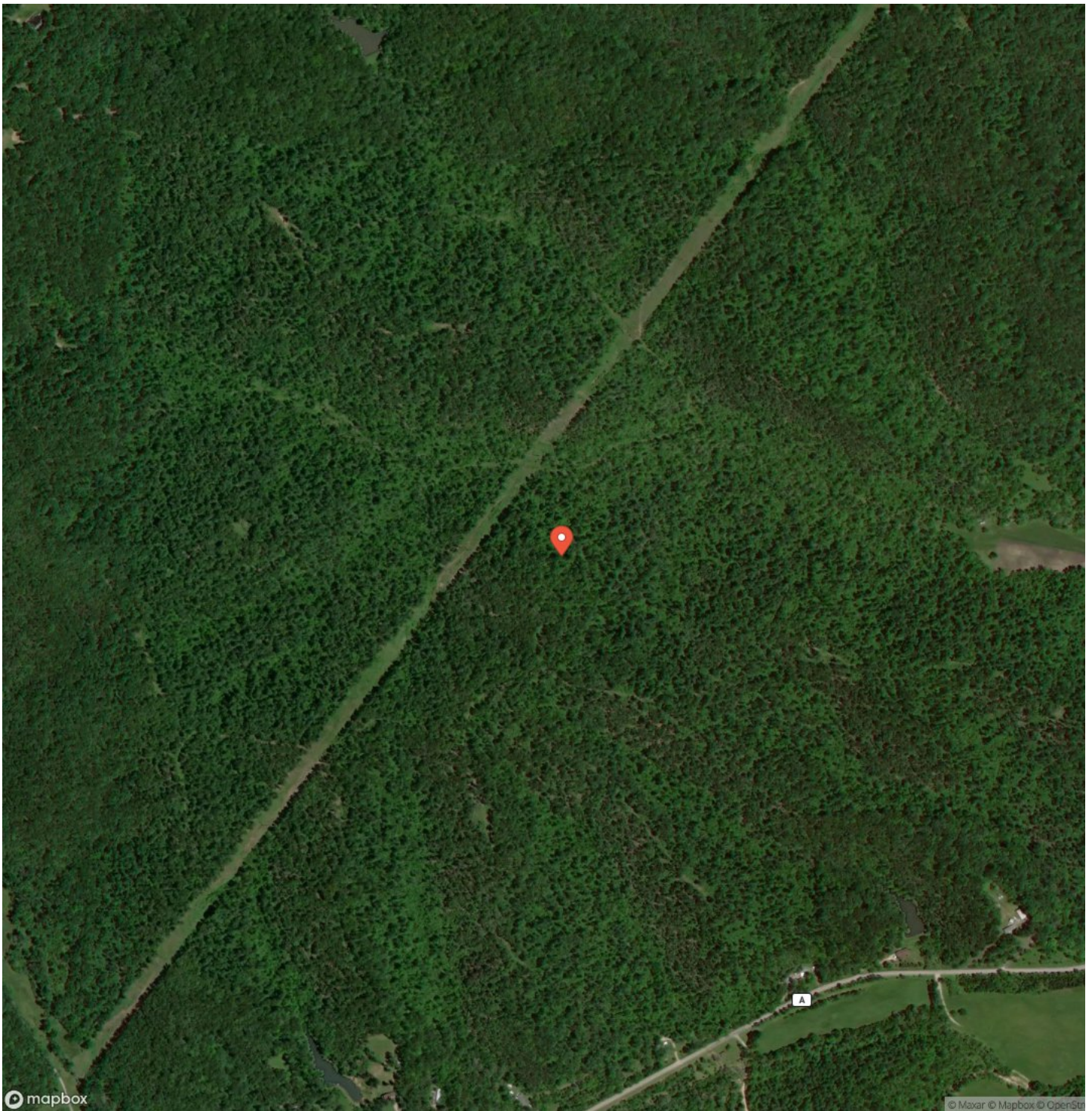
Locator Map



Locator Map



Satellite Map



Long Ridge 824
Sullivan, MO / Franklin County

LISTING REPRESENTATIVE

For more information contact:



Representative

John Echele

Mobile

(636) 288-7569

Office

(855) 289-3478

Email

john@livingthedreamland.com

Address

6485 N Service Road

City / State / Zip

Leasburg, MO 65535

NOTES



MORE INFO ONLINE:

<https://livingthedreamland.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://livingthedreamland.com/>

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/>

