

**Washington County 91**  
**10555 Pashia Road**  
**Potosi, MO 63664**

**\$799,900**  
**91.500± Acres**  
**Washington County**



## Washington County 91 Potosi, MO / Washington County

### SUMMARY

#### **Address**

10555 Pashia Road

#### **City, State Zip**

Potosi, MO 63664

#### **County**

Washington County

#### **Type**

Farms, Recreational Land, Hunting Land

#### **Latitude / Longitude**

38.017671 / -90.843813

#### **Taxes (Annually)**

358

#### **Dwelling Square Feet**

1184

#### **Bedrooms / Bathrooms**

2 / 1

#### **Acreage**

91.500

#### **Price**

\$799,900

#### **Property Website**

<https://livingthedreamland.com/property/washington-county-91-washington-missouri/96332/>



**MORE INFO ONLINE:**

**Washington County 91**  
**Potosi, MO / Washington County**

---

**PROPERTY DESCRIPTION**

Exceptionally clean 91.5± acre turnkey cattle farm offering productive ground, income potential, and a stocked lake—ready to use from day one. Recently surveyed and fully fenced with new 5-strand barbed wire, including cross fencing. Nearly every acre is usable for grazing or hay production, with over 300 large round bales produced last season. A spring-fed creek provides reliable year-round water for livestock.

The property features a well-maintained 3± acre stocked lake with bass and crappie, adding both functional water access and outstanding recreational value. Improvements include a dry antique barn with capacity for approximately 180 round bales plus equipment storage, a calving shed, and an additional storage shed.

A charming 2-bedroom, 1-bath farmhouse is currently rented, offering immediate income or the option for owner occupancy. The land is nearly flat with gentle elevation changes that create incredible west-facing views overlooking pasture and lake. Electric runs across the property at the hilltop, making it an ideal future homesite.

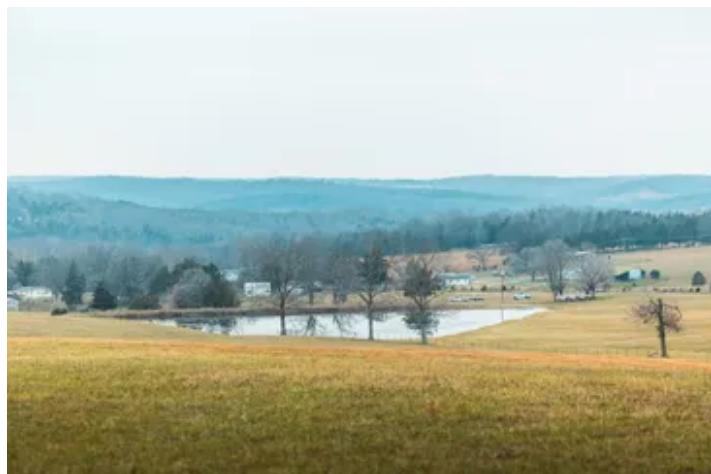
Nearly a half mile of paved road frontage provides easy access. Conveniently located just 12 minutes from Potosi and just over an hour from St. Louis. Excellent long-term potential for a multi-home estate, family retreat, or shared ownership property. Deer and turkey are abundant, with trophy bucks harvested.

Call today to schedule a private tour.

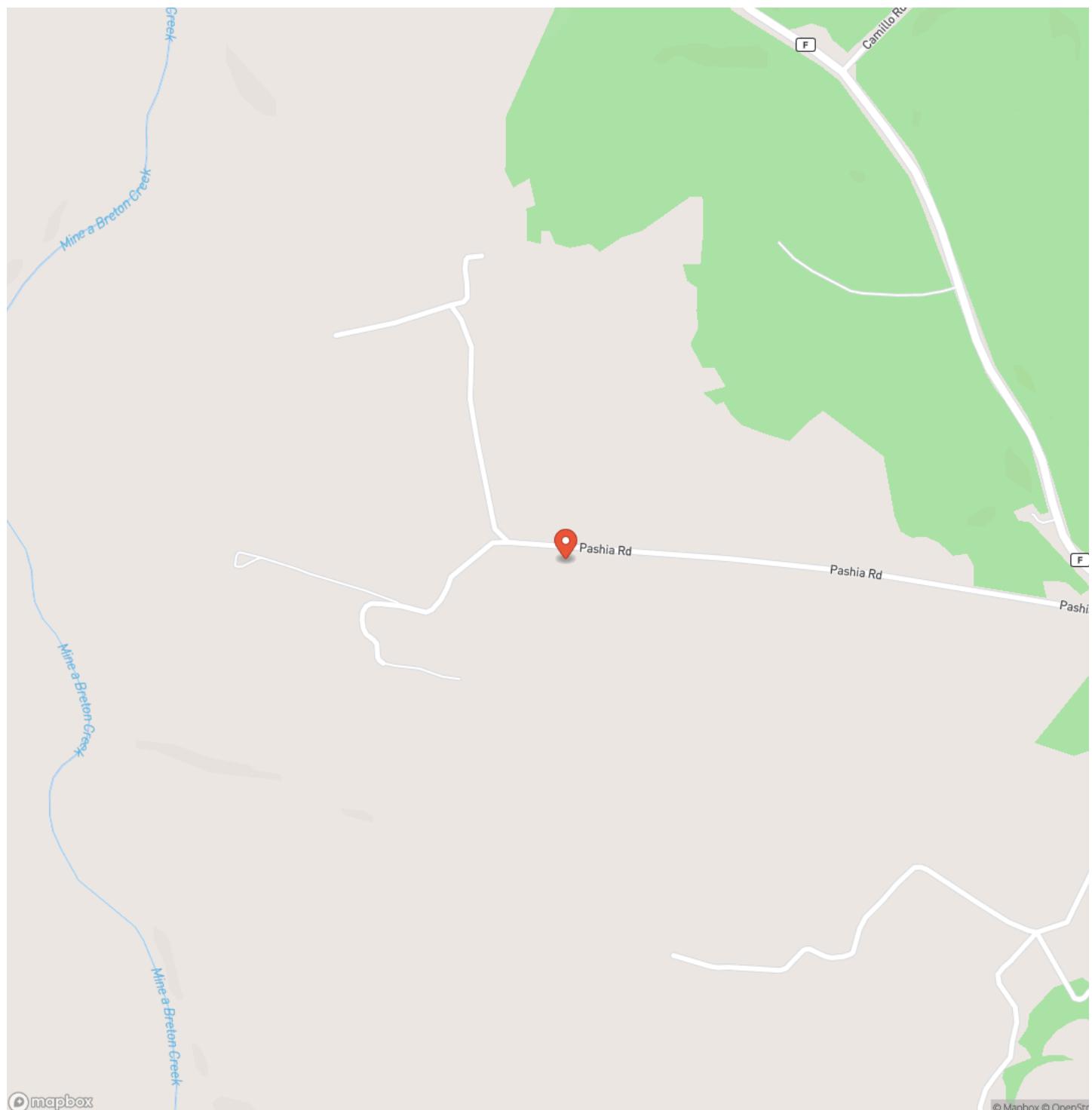


**Washington County 91**  
**Potosi, MO / Washington County**

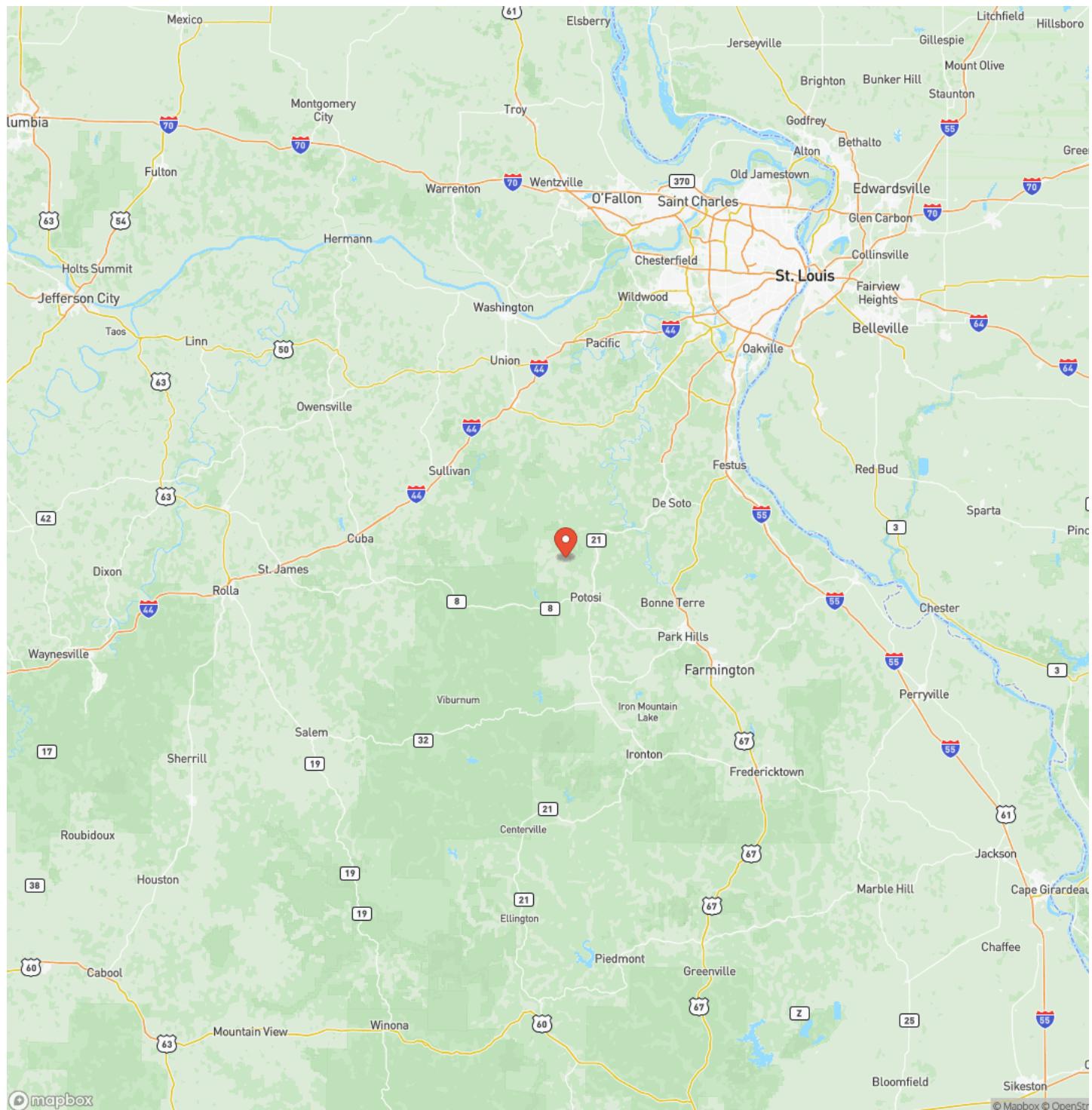
---



## Locator Map



## Locator Map



## Satellite Map



## Washington County 91 Potosi, MO / Washington 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**

## NOTES



**MORE INFO ONLINE:**

## NOTES



## **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/>

---

