

Washington County 91
10555 Pashia Road
Potosi, MO 63664

\$749,900
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

\$749,900

Property Website

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



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.



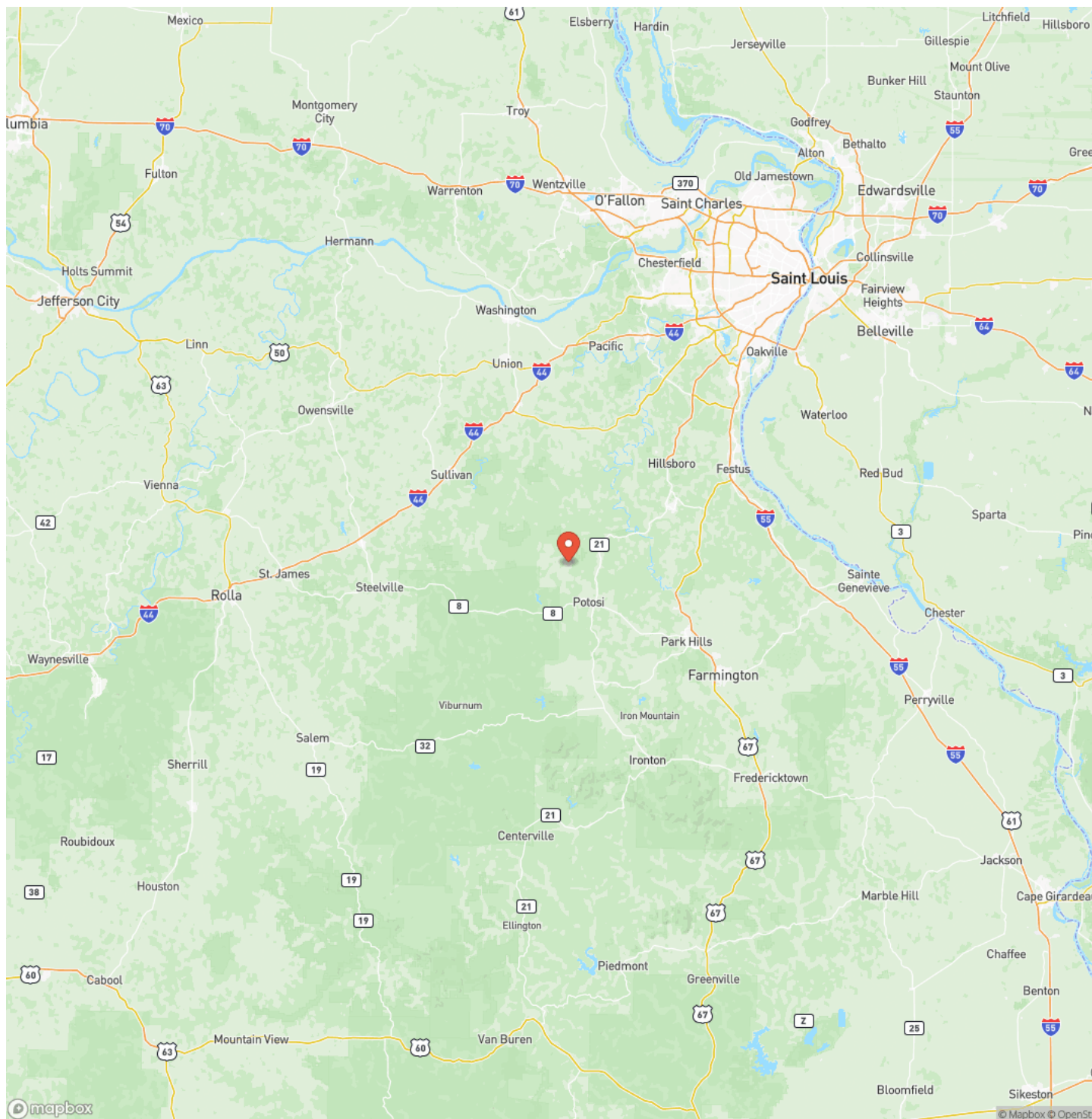
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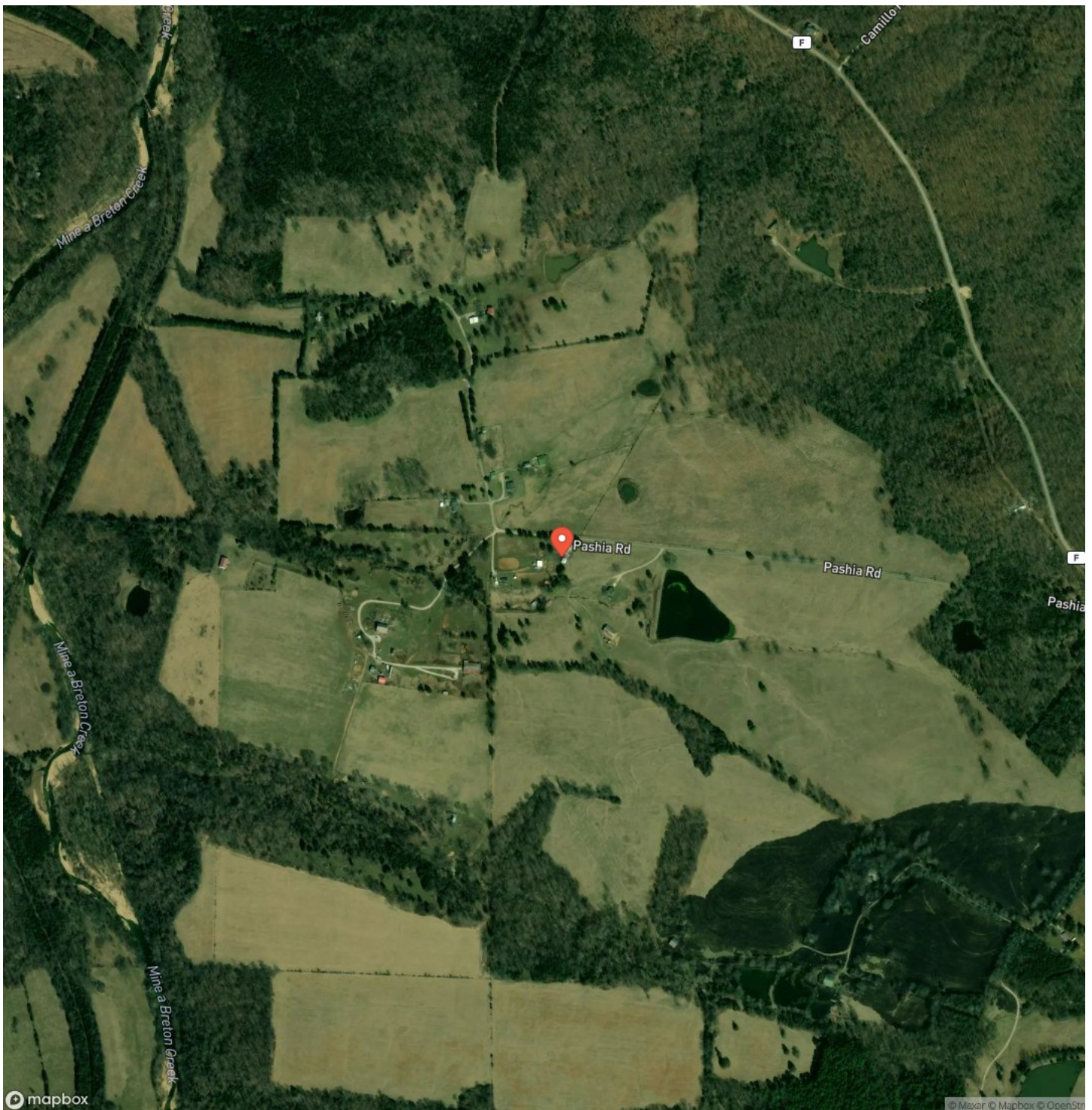
Locator Map



Locator Map



Satellite Map



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

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MORE INFO ONLINE:

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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

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