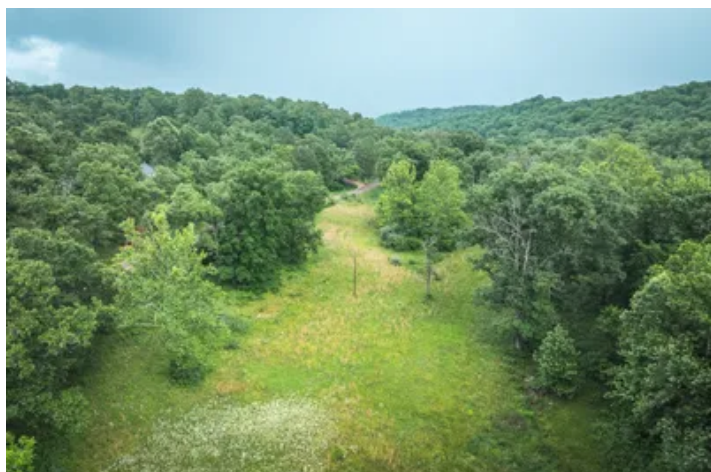


Chateau Creek Farm
10049 Chateau Road
Sullivan, MO 63080

\$299,995
24± Acres
Washington County



Chateau Creek Farm
Sullivan, MO / Washington County

SUMMARY

Address

10049 Chateau Road

City, State Zip

Sullivan, MO 63080

County

Washington County

Type

Hunting Land, Lot, Recreational Land, Residential Property

Latitude / Longitude

38.1916 / -91.0034

Taxes (Annually)

1146

Dwelling Square Feet

1801

Bedrooms / Bathrooms

4 / 2

Acreage

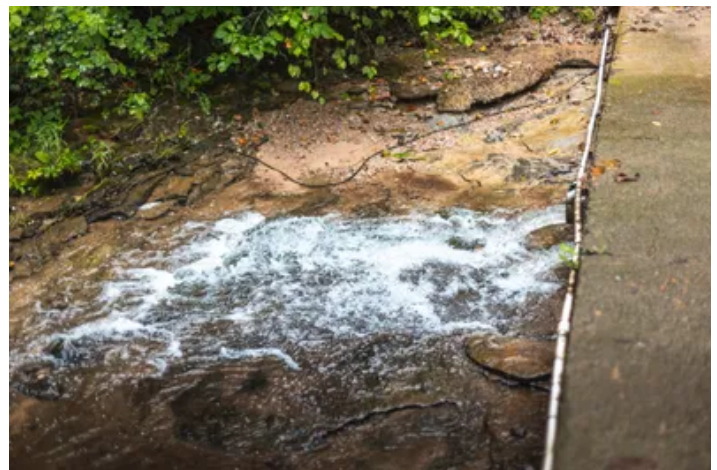
24

Price

\$299,995

Property Website

<https://livingthedreamland.com/property/chateau-creek-farm-washington-missouri/83873/>



PROPERTY DESCRIPTION

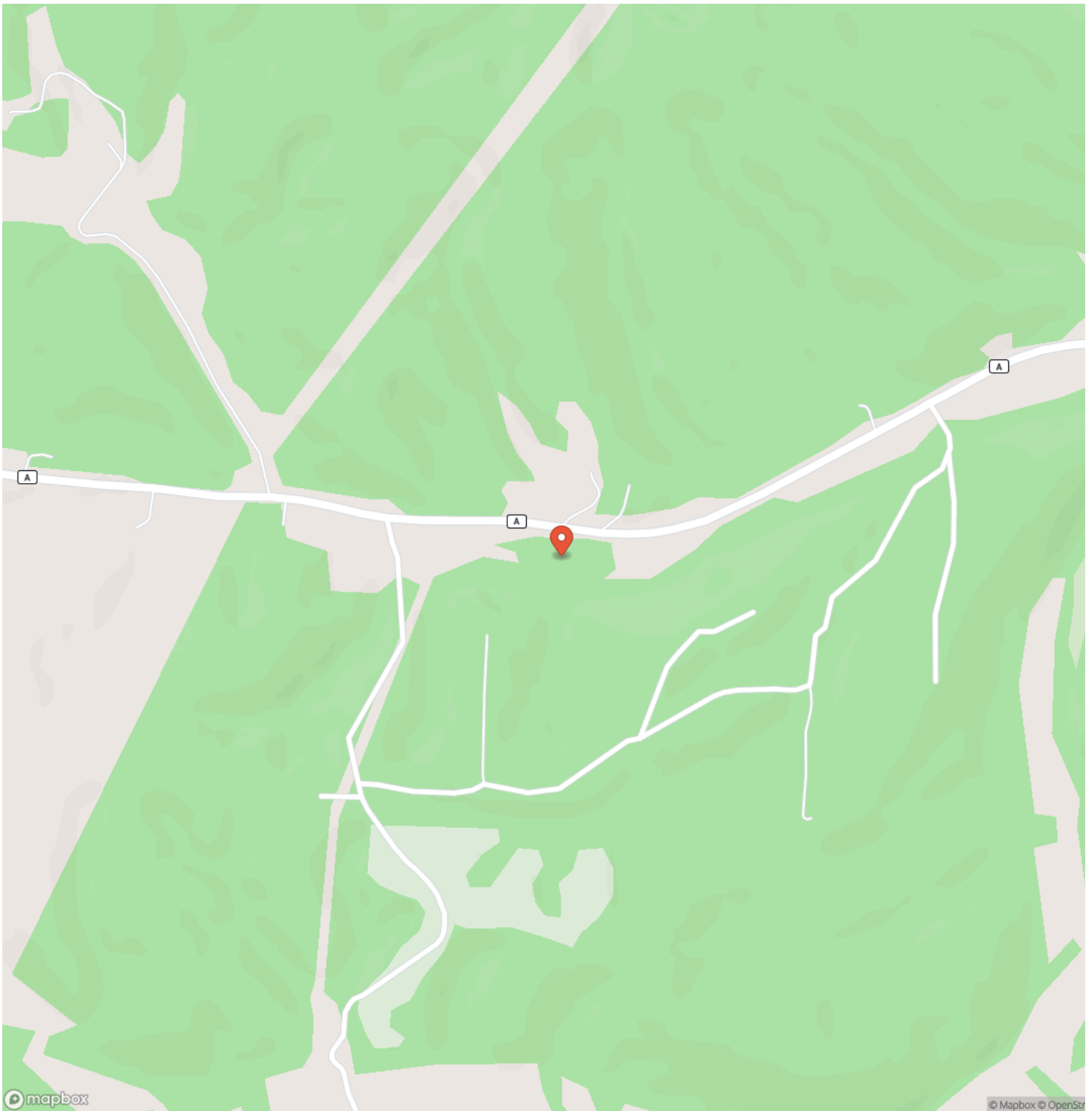
Rustic Charm Meets Modern Convenience - 24-Acre Horse Property with Creek and Log Cabin Home Nestled on 24 picturesque acres of gently rolling land—half lush woods, half open pasture—this beautiful property offers the perfect blend of natural serenity and equestrian functionality. A year-round creek meanders through the landscape, its peaceful sound can be heard from the back patio, where you can relax and soak in the tranquility of your surroundings. A fresh spring adds to the charm and utility of the land. The heart of the property is a warm and inviting log cabin-style home, featuring 4 bedrooms, 2 bathrooms, and an attached garage. With rustic finishes and spacious living areas, it's a cozy retreat for family life or country getaways. Ideal for horse enthusiasts, the land includes a 40' x 60' horse barn with a 10-foot lean-to and 7 quality Priefert stalls, along with a massive 48 x 80' indoor riding arena, making it a fully-equipped horse facility Conveniently located with highway frontage, this one-of-a-kind property is just 5 miles from the Meramec River and Meramec State Park, and only 8 miles from Sullivan and Interstate 44 Whether you're seeking a turnkey horse property, a family homestead, or a nature-filled escape, this rare opportunity delivers it all. And the best part is that it is priced far below recent appraised value.



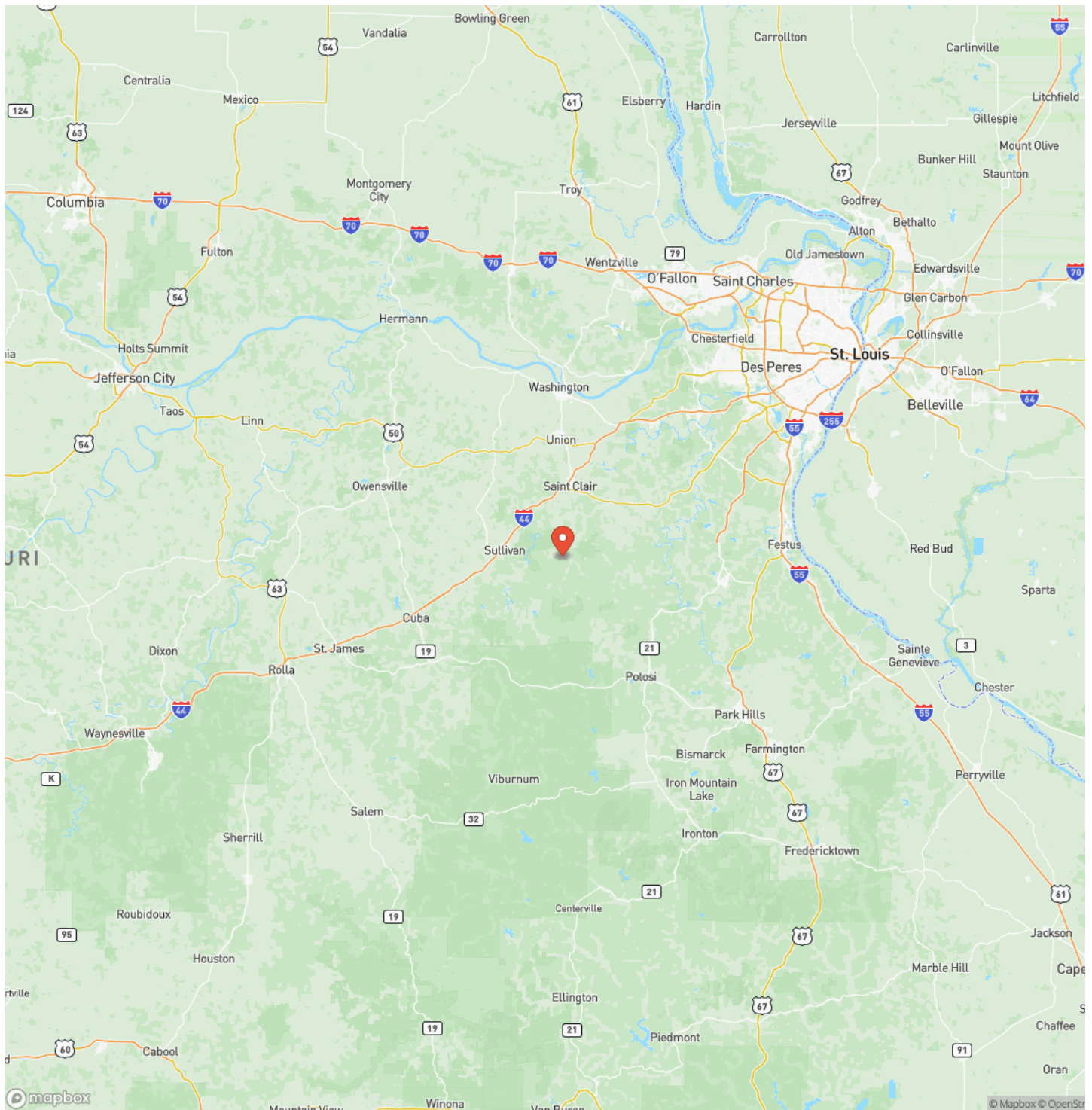
Chateau Creek Farm
Sullivan, MO / Washington County



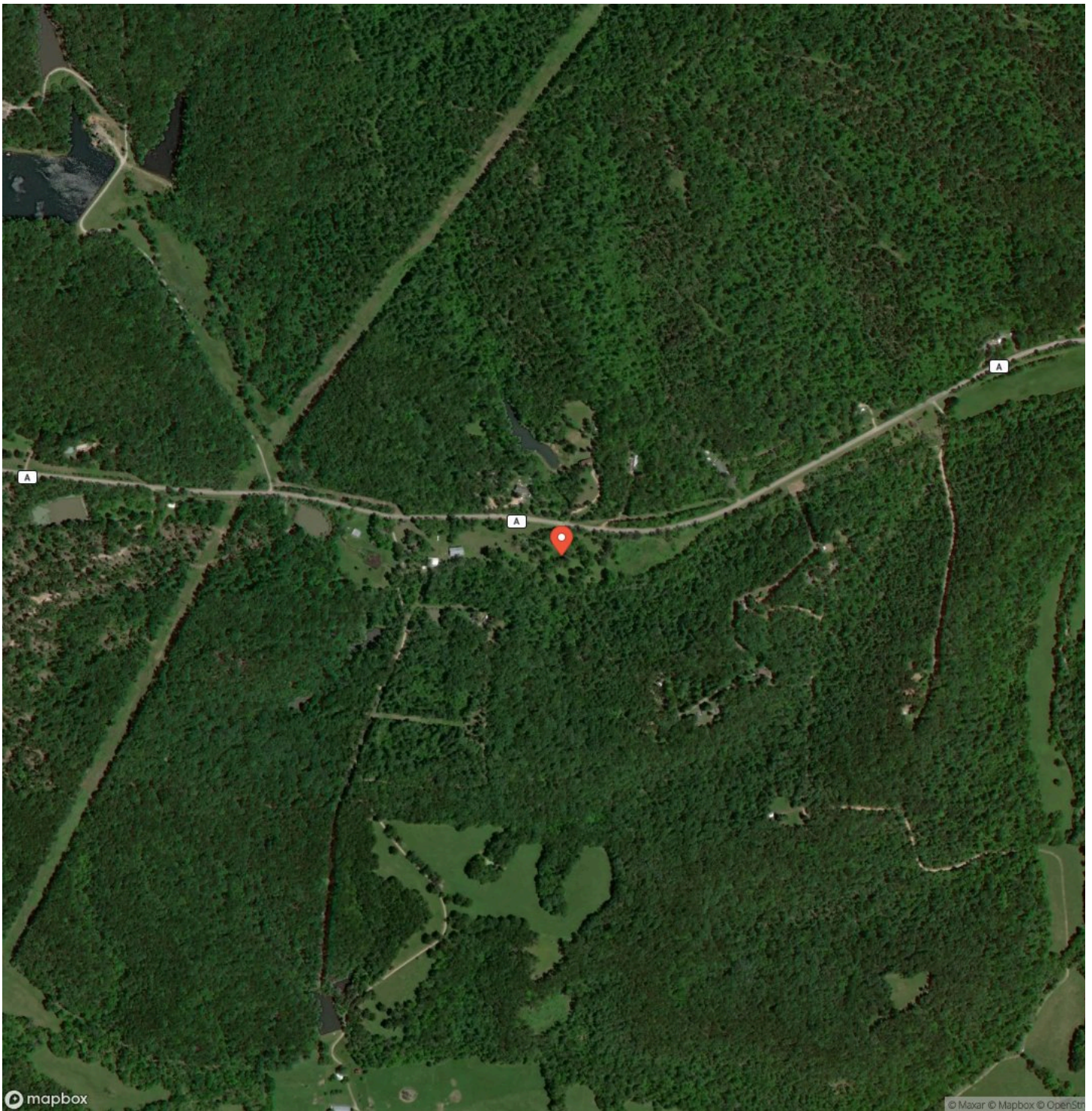
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jerry Hunter

Mobile

(573) 578-0717

Office

(855) 289-3478

Email

yourlandhunter@gmail.com

Address

6485 N Service Rd

City / State / Zip

NOTES

This image shows a single sheet of white paper with horizontal 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.

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



<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

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