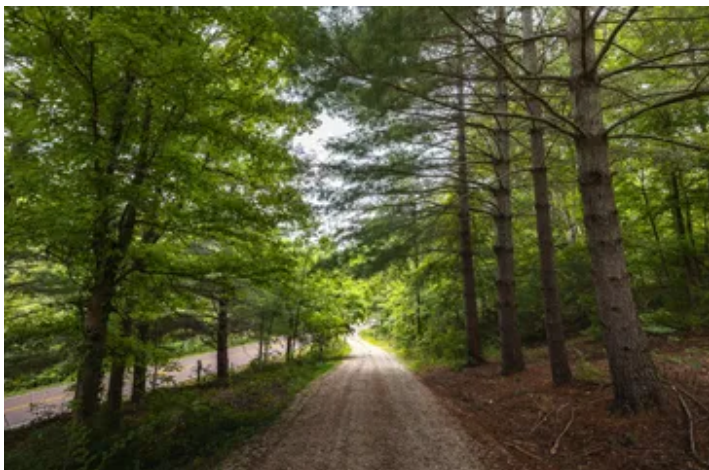


Indian Creek Ridge Retreat
23106 Highway A
Sullivan, MO 63080

\$155,000
10± Acres
Washington County



Indian Creek Ridge Retreat
Sullivan, MO / Washington County

SUMMARY

Address

23106 Highway A

City, State Zip

Sullivan, MO 63080

County

Washington County

Type

Recreational Land, Residential Property, Hunting Land

Latitude / Longitude

38.195316 / -90.994165

Taxes (Annually)

377

Dwelling Square Feet

1200

Bedrooms / Bathrooms

2 / 1

Acreage

10

Price

\$155,000

Property Website

<https://livingthedreamland.com/property/indian-creek-ridge-retreat-washington-missouri/87995/>



PROPERTY DESCRIPTION

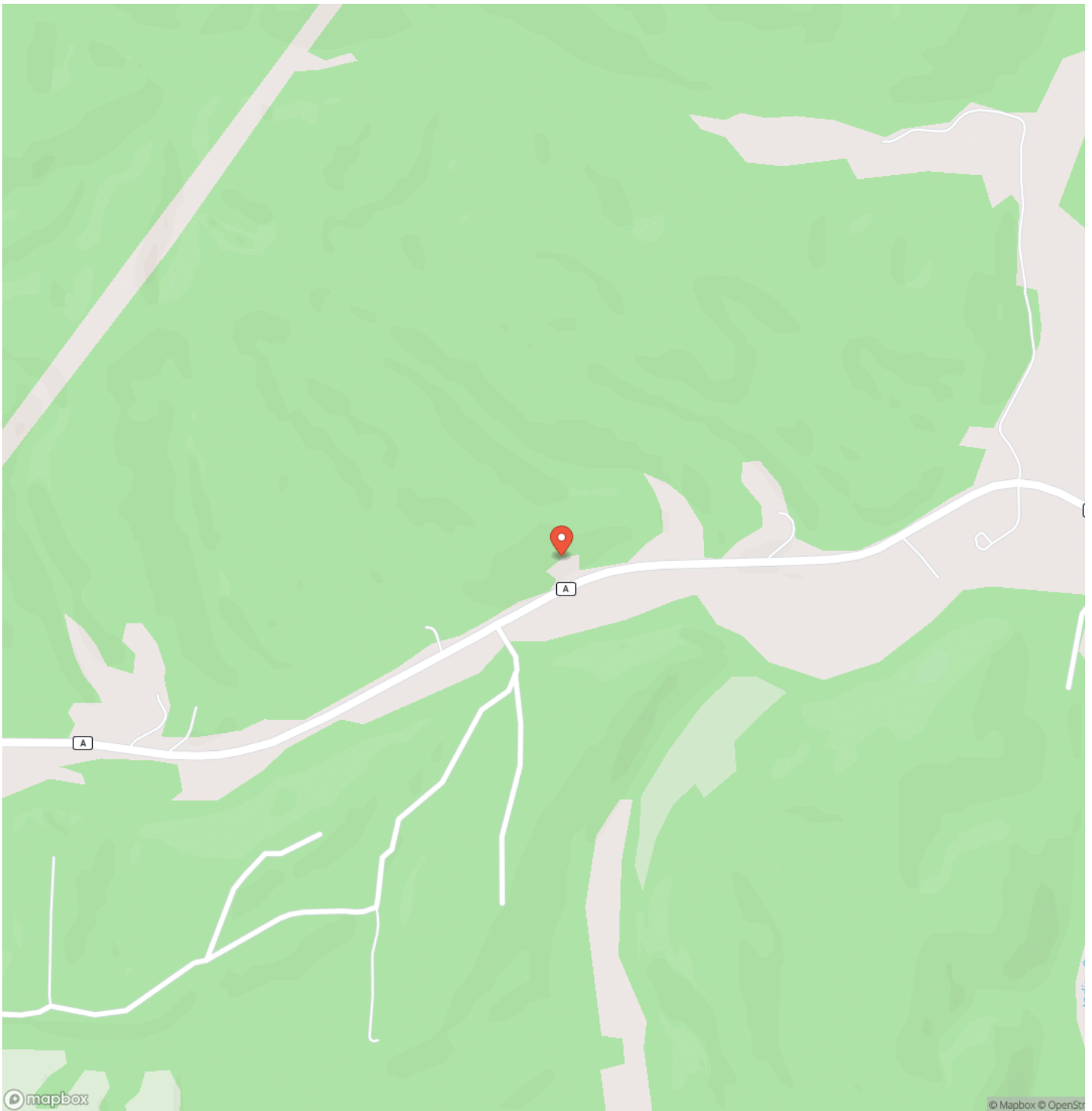
10-Acre Wooded Retreat with Home, Workshop, and Highway Frontage – Prime Hunting & Recreation. Discover your private getaway on 10 wooded acres with excellent highway frontage, perfect for outdoor enthusiasts and nature lovers. This prime recreational property offers outstanding hunting opportunities, with abundant whitetail deer and other wildlife. The property features a 2-bedroom, 1-bath earth-contact home with approximately 1,200 sq. ft. of living space. Designed for energy efficiency, it includes an outdoor wood furnace for additional savings. A large workshop and garage with a concrete floor, full electric, and a lean-to provide ample space for vehicles, tools, and all your “big boy toys.” They say location is everything Less than 1 mile from Indian Creek, Close to Meramec State Park and the Meramec River. Only 6 miles from I-44 and Approximately 60 miles from St. Louis. Whether you’re seeking a peaceful full-time residence, a weekend retreat, or a hunting basecamp, this property checks all the boxes.



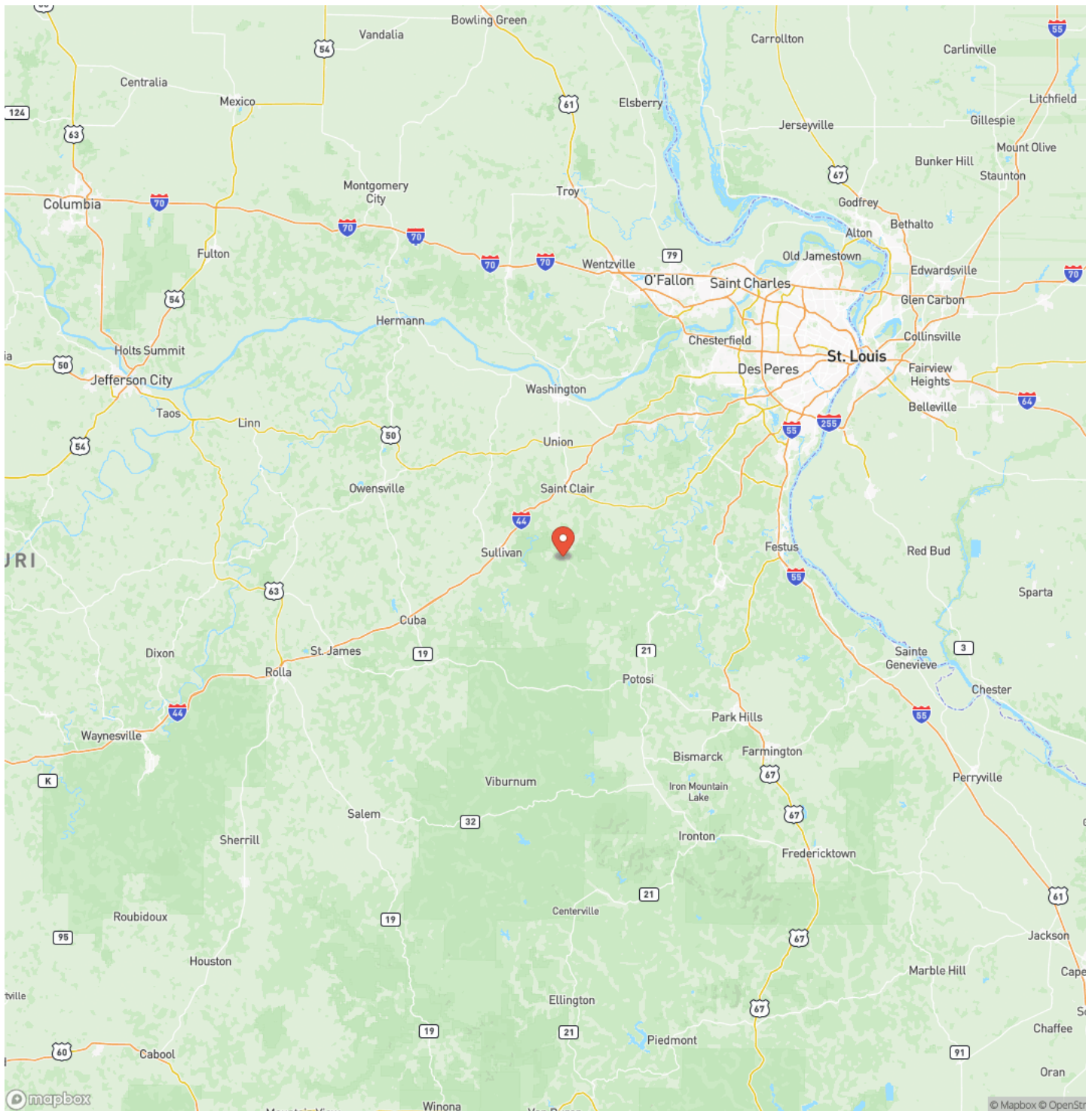
Indian Creek Ridge Retreat
Sullivan, MO / Washington County



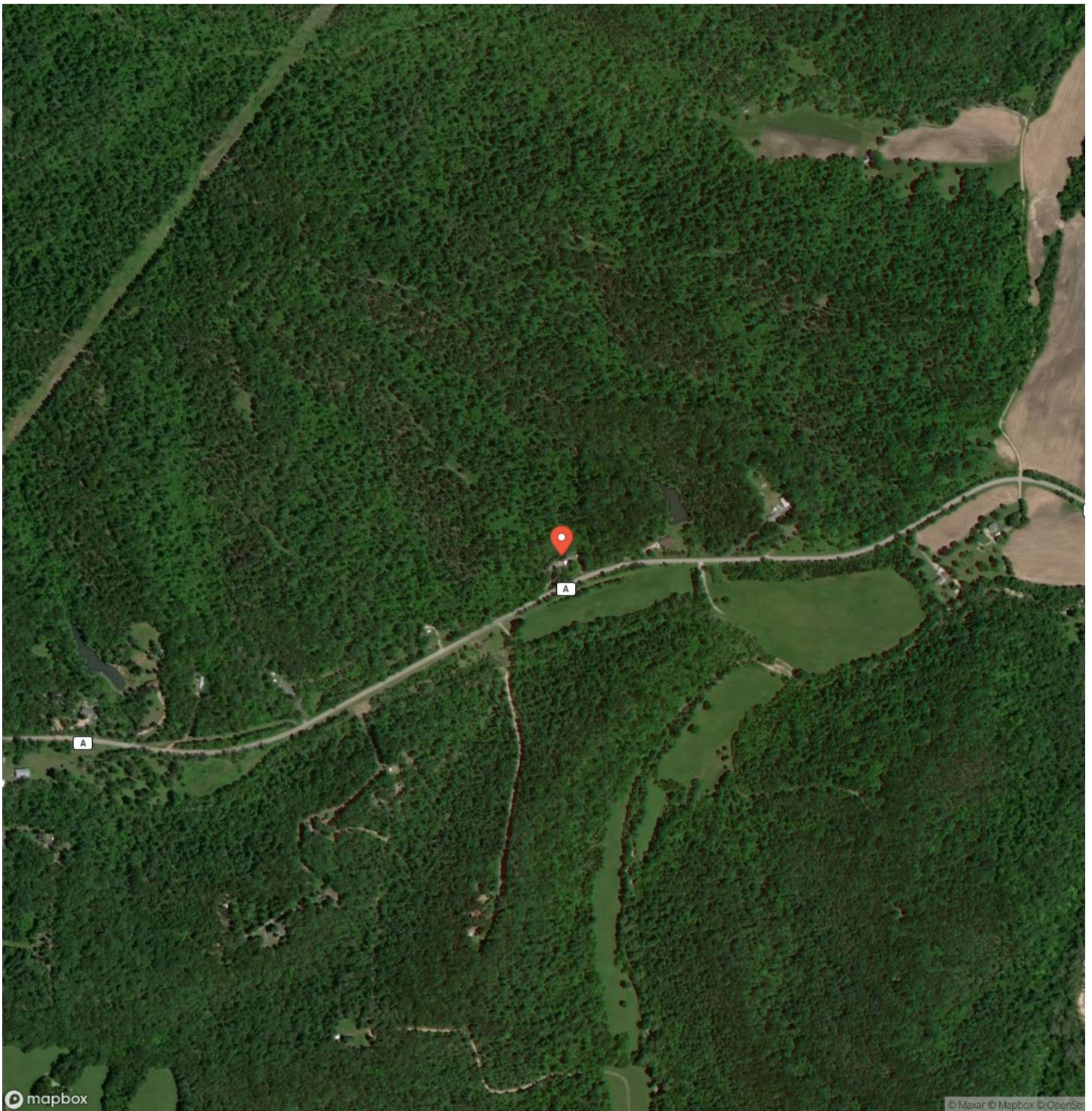
Locator Map



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

[illegible]

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.



<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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