

House:

- **Well house**
- **Septic System:** 1,000-gallon concrete tank
- **Exterior:** Durable metal siding on the home
- **Heating System:** Electric heating, cooling, water heater (and or) Boiler which can heat house, garage, and hot water heater.
- House has a gasoline powered whole house generator.
- **Water Softener:** Fully owned and operational
- **Vault:** 16 x 32 ft, constructed with 10-inch concrete walls, equipped with a coded steel vault door; plumbed and connected to the heat pump
- **Appliances:** Newly installed hot water heater, dishwasher, stove, and refrigerator
- **Upgrades:** New storm screen doors installed throughout
- **Fenced Yard:** Completely enclosed for privacy and safety
- **Flooring:** Waterproof vinyl plank flooring throughout
- **Master Bathroom:** Stylish double walk-in tiled shower

Cabins:

- **Cabins:** Three unfinished cabins:
 - Cabin 1: 14 x 28 ft
 - Cabin 2: 12 x 28 ft
 - Cabin 3: 12 x 24 ft
 - Each cabin is equipped with its own water spigot. no electricity; equipped with metal roofs and wood siding; a site for septic has been prepared. All 3 cabins have had insulation installed to all 4 walls. Two 200-amp main electrical feeds are installed for the cabins but are not currently connected. Two sewer systems are in place on the cabin property

Property:

- **Chicken Coop:** Chickens may be included in the sale
- **Deer Stands:** 4 available; Three - Two man ladder deer stands. One Enclosed 16ft deer condo, insulated for comfort - Just add a buddy heater.
- **Campsites:** Three sites with water and spigots including a concrete slab from a former liquor store and an electric meter nearby; three water spigots available
- **Location:** Only 1,000 yards from the picturesque Meramec River
- **Logging History:** Property hasn't been logged in 27 years, ensuring a rich natural environment

- **Wildlife:** Renowned for its abundant deer populations and one of the rare timber strips in the area
- **Lakes:** Three lakes, including a 30-foot deep, spring-fed lake stocked with bass and channel catfish; a smaller pond with catfish
- **Natural Water Source:** A large spring runs through the property, feeding the 30 ft deep lake.
- **Land Use:** Approximately 30 acres of cleared land ideal for cattle, plus a barn for hay
- **Additional Features:** Property boasts fruit trees, wild grapes, and blackberries, and is conveniently located near 2 Trout Parks

Garages:

- **Large Shop:** 32 x 46 ft with 12 ft high ceilings, concrete floors with drains, a wood stove, and a loft area
- **Garage:** 18 x 36 ft with 16 ft high ceilings, featuring four drive-through car doors and concrete flooring