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## FOR SALE: PERRY COUNTY MO 300+- ACRES

### PROPERTY DETAILS

Address: 595 Leisure Lane, Perryville IL 63775

List Price: \$1,295,000

This 300-acre showcase cattle/hay farm is 7 miles East of Perryville MO. The lush rolling hills of southeast Missouri and a long lane provides privacy for this rural-route showplace. Two natural springs provide ample water for livestock and wildlife. Approximately 200 acres are pasture and hay fields, 85 acres are wooded and 15 acres are in buildings and lots. The pasture land is fenced and cross-fenced with Gallagher Electric with fiberglass and wood poles into 20+ paddocks. A large main barn features corrals and a tack/vet room. The property also includes 2 large hay barns (54 x 94 and 40 x 40), an insulated 30 x 40 machine shop, and a 40 x 100 workout/training facility with heat, air conditioning and Astro Turf flooring (this building would convert to an awesome shop).

A private lane leads to an attractive farmhouse with full basement and includes a total of 5,606 sq ft of living space (3,606 above ground and 1,946 below). The home features a beautiful entry foyer, living room with fireplace, large kitchen with eat-in areas, formal dining room, family room with fireplace, office, bath, mud room and laundry room on the first floor. A master suite with fireplace, jetted tub and separate shower, 3 bedrooms and an additional bath are located on the second floor. The basement, which has 3 entrances, includes a family room with fireplace, kitchen area, 2 bedrooms, 2 baths, laundry room and utility room. There is plenty of room to relax or entertain outside with a wrap around front porch, screened and open rear deck and covered patio. The home is heated and cooled with 2 heating and cooling systems as well as a wood furnace.

Listing MO38L

### CONTACT:

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