

MIDWEST LAND GROUP PRESENTS

10.6 ACRES IN

LINCOLN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPECTACULAR HORSE RANCH WITH LIVING QUARTERS AND COVERED RIDING ARENA

Discover the ultimate equestrian lifestyle on this stunning 10.6 +/- acre property, meticulously designed to cater to both horse and rider. The barn has 20 wooden spacious 10'x12' stalls with concrete aisles adjoining them all. Additional features include a tack room with a half bath, feed room, and wash bay with hot and cold weather, ensuring all your equestrian needs are met. Attached to the back of the barn is a 60'x180' covered arena, that ensures year-round riding regardless of the weather. There are 2 sets of covered stalls outside along with a nice outdoor riding arena. The property is divided into several lush pastures and paddocks, providing ample space for your horses to graze and exercise.

The property includes a beautifully appointed 2,200 square-foot apartment within the main barn. This living

space features an open concept floor plan, vaulted ceilings, 3 bedrooms, and 1 ½ bathrooms. A separate caretaker home provides additional living space, featuring two bedrooms, a full kitchen, and a comfortable living area. This ensures your property is well-maintained and offers convenience for staff, additional family members, or maybe rental opportunities.

Whether you're a professional rider, trainer, or simply a horse lover, this property is designed to meet all your needs and more. Don't miss the opportunity to own this exceptional property. Give Listing Agent Jake Feldmann a call (314) 220-0646 to schedule a private tour today and experience the beauty and functionality of this stunning equestrian estate.



PROPERTY FEATURES

PRICE: **\$559,000** | COUNTY: **LINCOLN** | STATE: **MISSOURI** | ACRES: **10.6**

- Main barn with 20 indoor stalls
- Wash rack with hot and cold water
- Tack room with bathroom
- Indoor riding area
- Outdoor riding area
- 10.6 +/- acres
- Multiple pastures and paddocks
- Integrated spacious apartment
- Separate caretaker home
- Minutes outside of Troy, Missouri

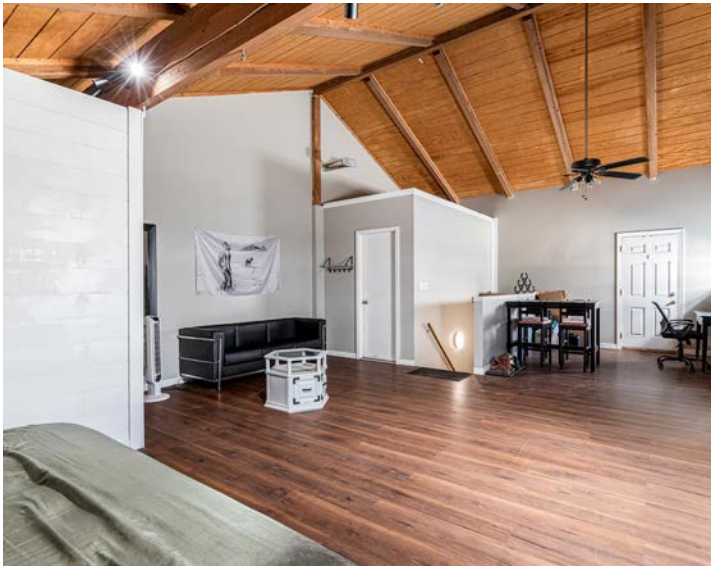


APARTMENT

The property includes a beautifully appointed 2,200 square-foot apartment within the main barn. This living space features an open concept floor plan, vaulted ceilings, 3 bedrooms, and 1 ½ bathrooms.



ADDITIONAL INTERIOR PHOTOS



OUTDOOR RIDING AREA



SEPARATE CARETAKER HOME



MAIN BARN WITH 20 INDOOR STALLS

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ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 38° 59' 33.1, -91° 4' 4.6

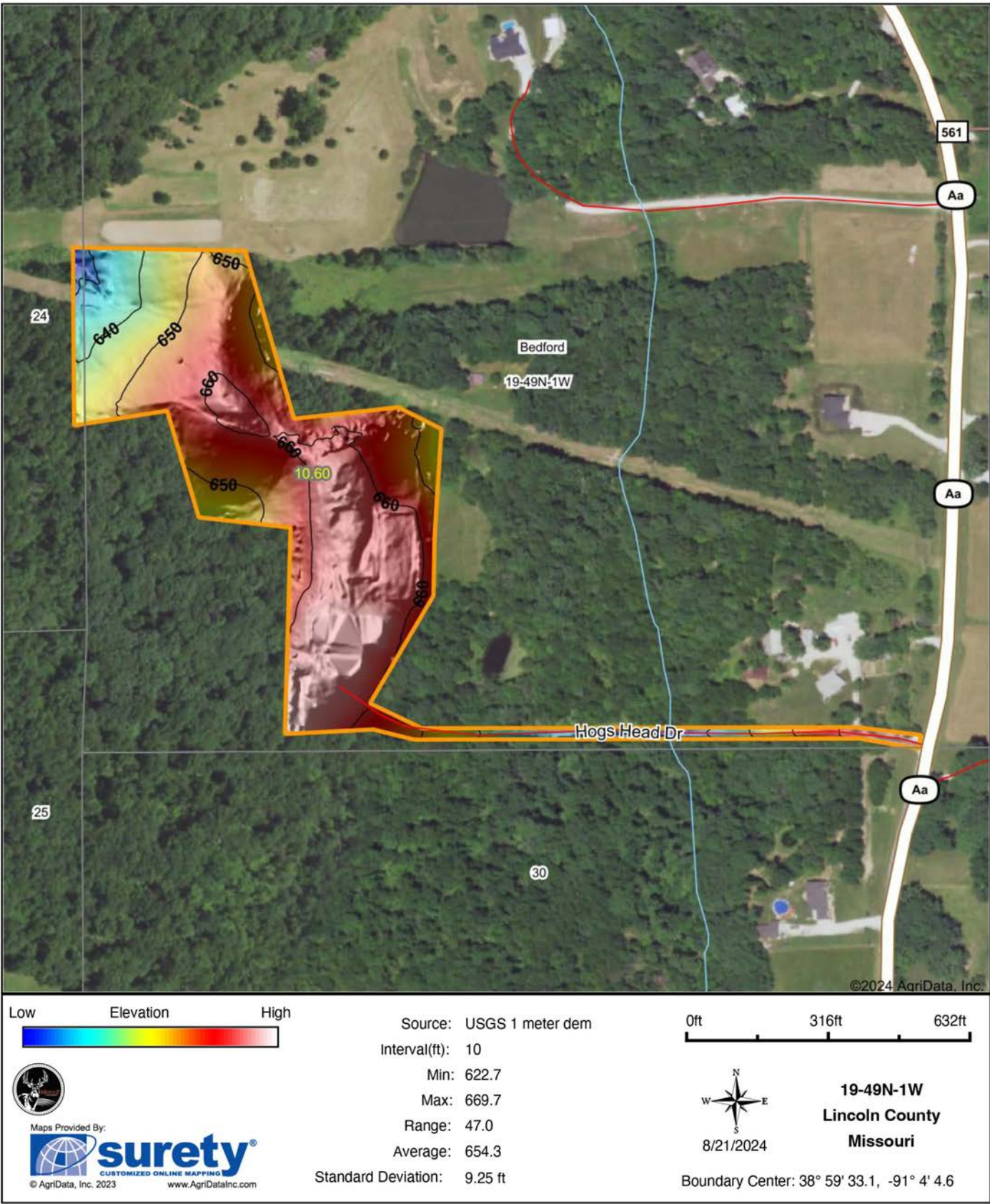
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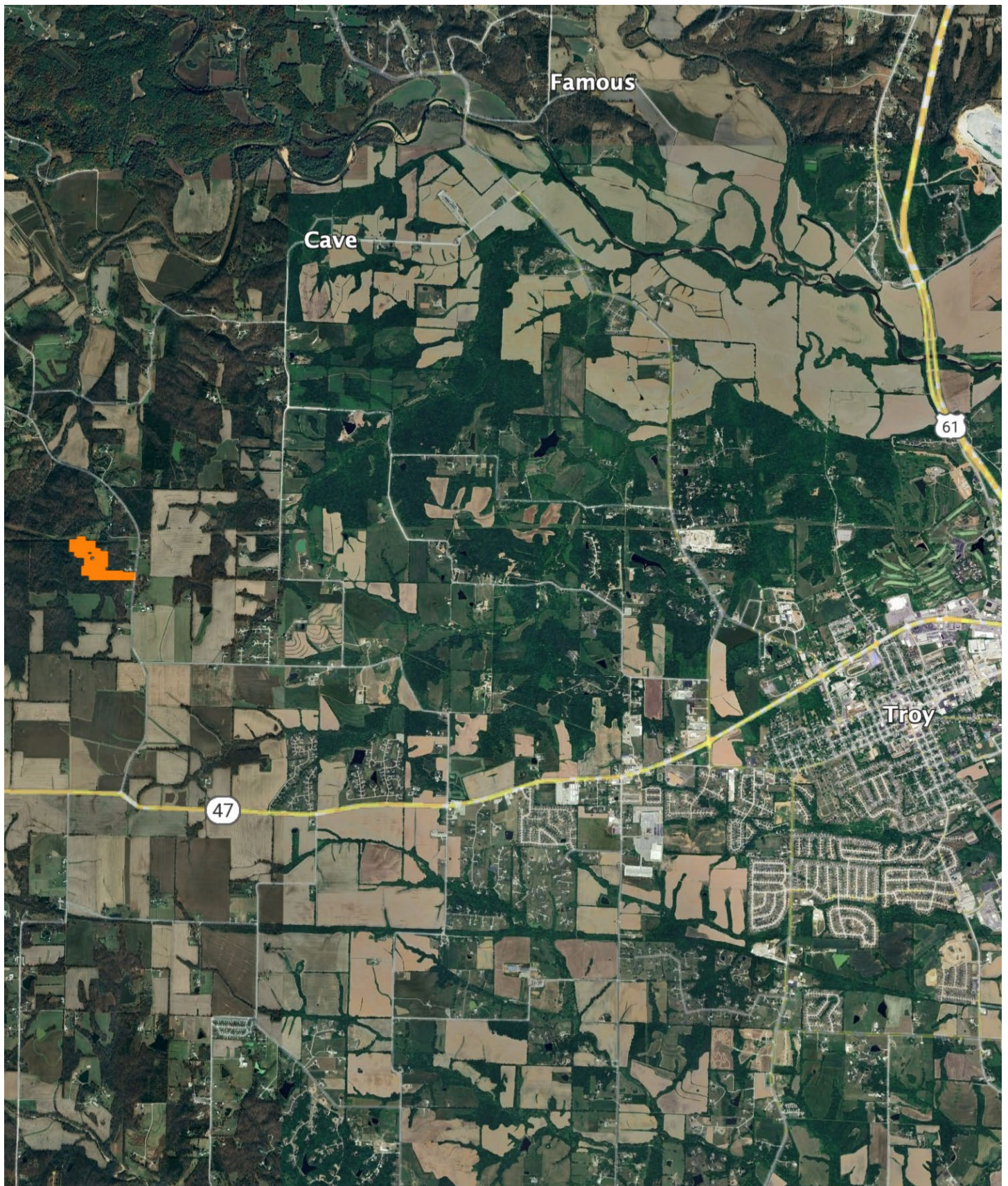


8/21/2024

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Jake Feldmann is a dedicated land agent at Midwest Land Group, dedicated to serving clients throughout Eastern Missouri and Western Illinois. Born and raised in Flint Hill, Missouri, Jake's roots run deep in the heartland. As a lifelong resident of Flint Hill, Jake's connection to the land is personal and profound. He grew up on a family farm, where the rhythms of nature and the art of cultivation were a part of daily life. This upbringing instilled in him not only a love for the land but also a wealth of knowledge and skills, from farming to hunting, that he is eager to pass on to his next generation—Carter, Clayton, and Klaira, alongside his wife, Kristal. Jake was drawn to land sales out of his love for the outdoors and his desire to serve others. His previous role managing a warehouse honed his people skills, preparing him for the intricacies of real estate transactions. What truly sets Jake apart is his firsthand experience with the land. Whether it's understanding the nuances of terrain through hunting or recognizing the potential of tillable ground for cash crops, Jake brings a unique perspective to his clients. Jake is not just an agent; he's a neighbor, a friend, and a steward of the land. His deep-seated passion for the land, coupled with his extensive local network and family support, make him an unparalleled choice for anyone looking to buy or sell property in the heartland. Choose Jake Feldmann to guide you through your land journey, where trust, expertise, and a shared love for the land come together to realize your property dreams.



JAKE FELDMANN

LAND AGENT

314.675.0899

JFeldmann@MidwestLandGroup.com



MidwestLandGroup.com

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