

**AMERICAN
LEGACY
LAND CO**

FOR SALE

**PERFECT BLEND OF
COMFORT AND OUTDOOR
RECREATION**

Bourbon, MO

35 +/- Acres

OFFERED AT:

\$420,000

ABOUT THIS PROPERTY:

Escape to the beauty of the Ozarks with this exceptional 35± acre property located in Crawford County, just outside Bourbon, Missouri and only one hour from St. Louis. Whether you're searching for a private weekend getaway, hunting retreat, or full-time country residence, this property offers the perfect blend of comfort and outdoor recreation.

The centerpiece of the property is a newly renovated 2-bedroom, 2-bathroom cabin, thoughtfully updated and ready for you to enjoy from day one. Step outside and experience direct Brazil Creek access, providing a peaceful setting to relax and enjoy the sights and sounds of nature.





More About this Property:

Outdoor enthusiasts will appreciate the property's prime location near Vilander Bluff and the Meramec River, offering endless opportunities for floating, fishing, hiking, kayaking, and exploring some of Missouri's most scenic landscapes.

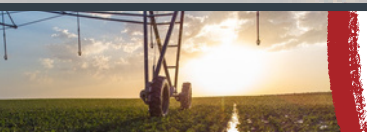
With a mix of privacy, recreation, and convenience, this property is ideal for: hunting, fishing, hiking, ATV riding, weekend getaways, and/or peaceful full-time country lifestyle

If you've been dreaming of owning your own slice of the Missouri outdoors, this unique property is one you won't want to miss.

Legal: 10-39N-2W Crawford County, MO

FEATURES:

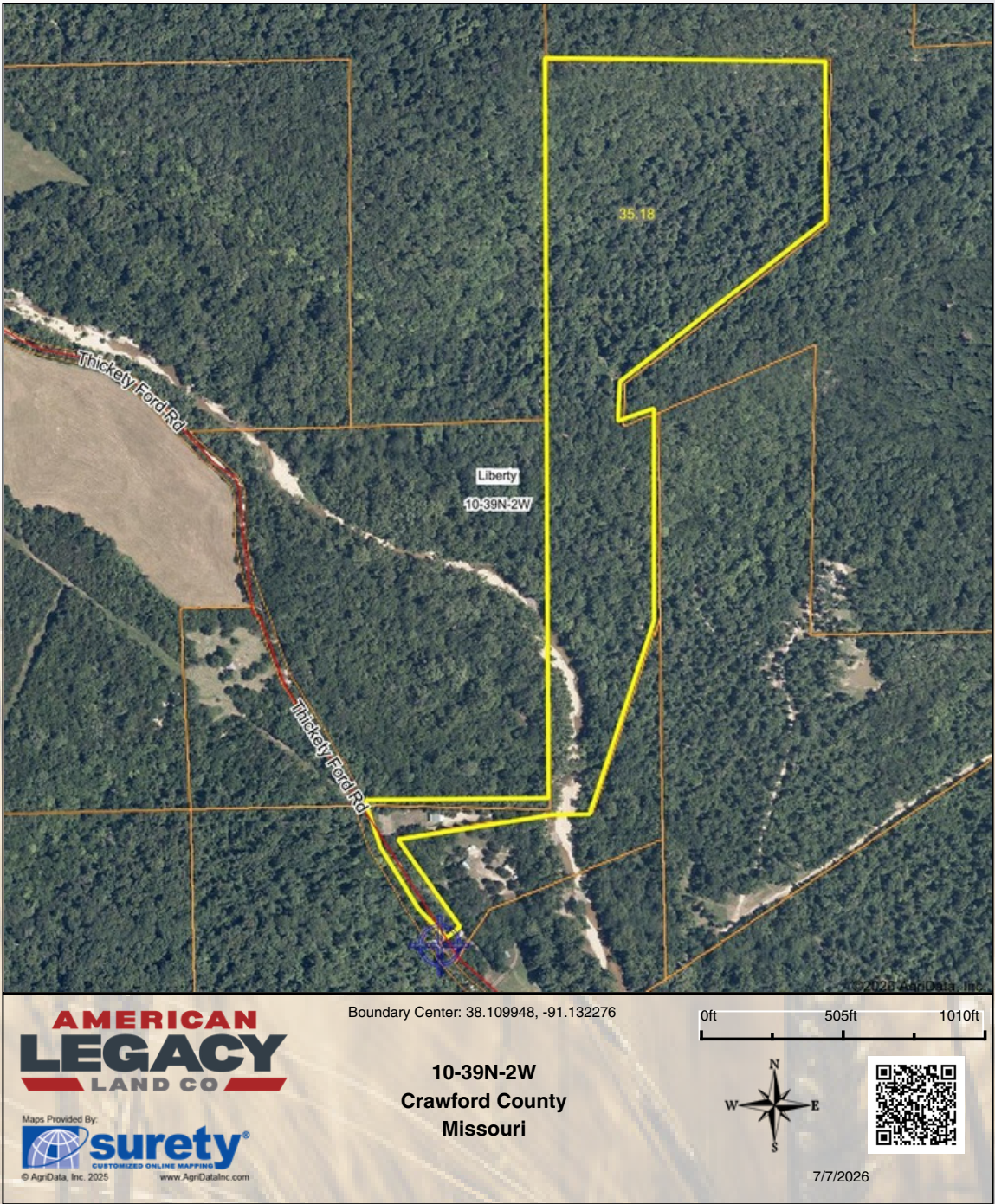
- 35 +/- acres
- Brazil Creek access
- Newly renovated 2-bedroom, 2-bathroom cabin
- Approximately 1 hour from St. Louis
- Minutes from Vilander Bluff and the Meramec River
- Excellent hunting, fishing, hiking, and recreational opportunities
- Private, peaceful setting with endless potential



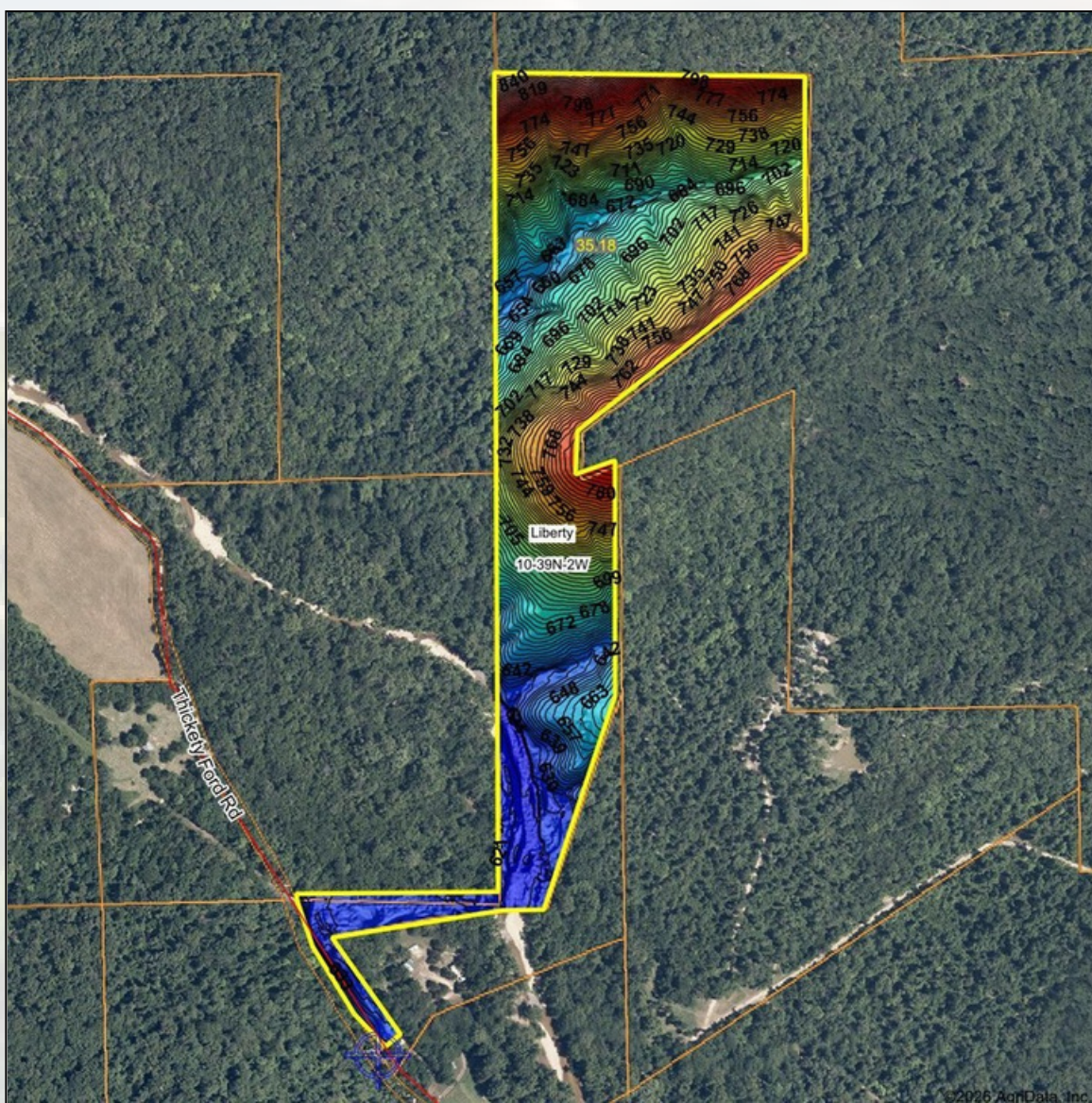
**GROW YOUR
LEGACY**



Aerial Map



Topography Hillshade



Low Elevation High



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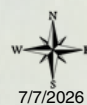
Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 616.3
Max: 850.8
Range: 234.5
Average: 705.5
Standard Deviation: 53.44 ft

0ft 504ft 1008ft



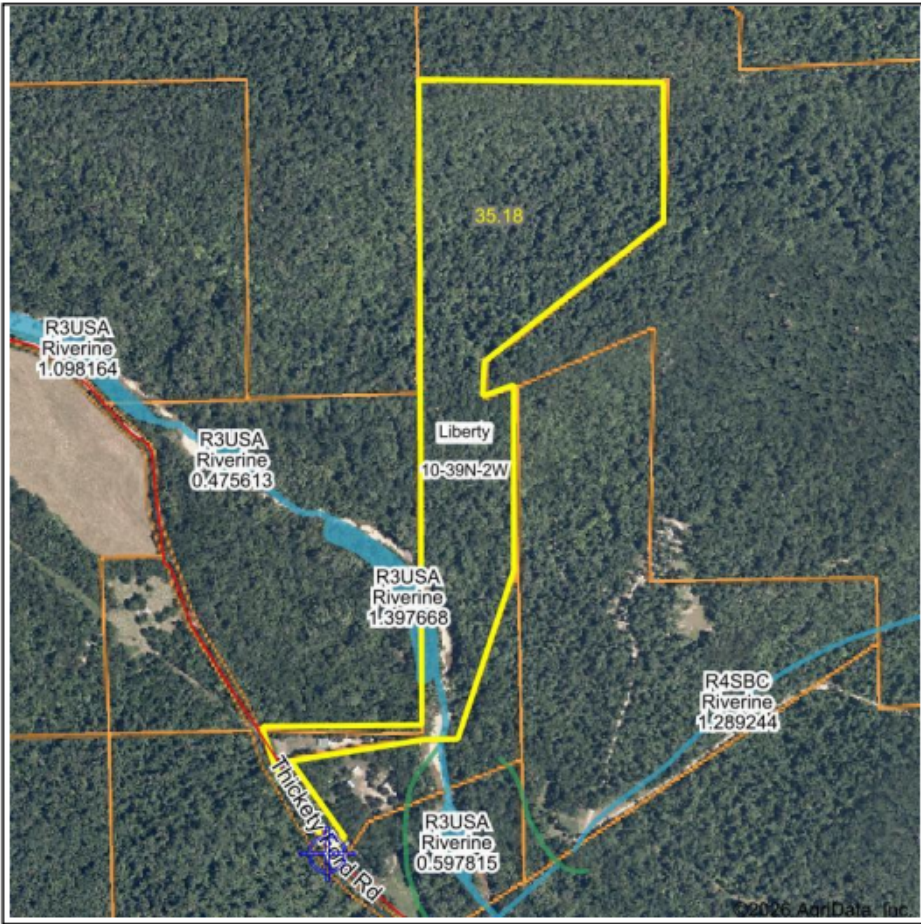
7/7/2026

10-39N-2W
Crawford County
Missouri

Boundary Center: 38.109948, -91.132276



Wetlands Map



State: **Missouri**
Location: **10-39N-2W**
County: **Crawford**
Township: **Liberty**
Date: **7/7/2026**



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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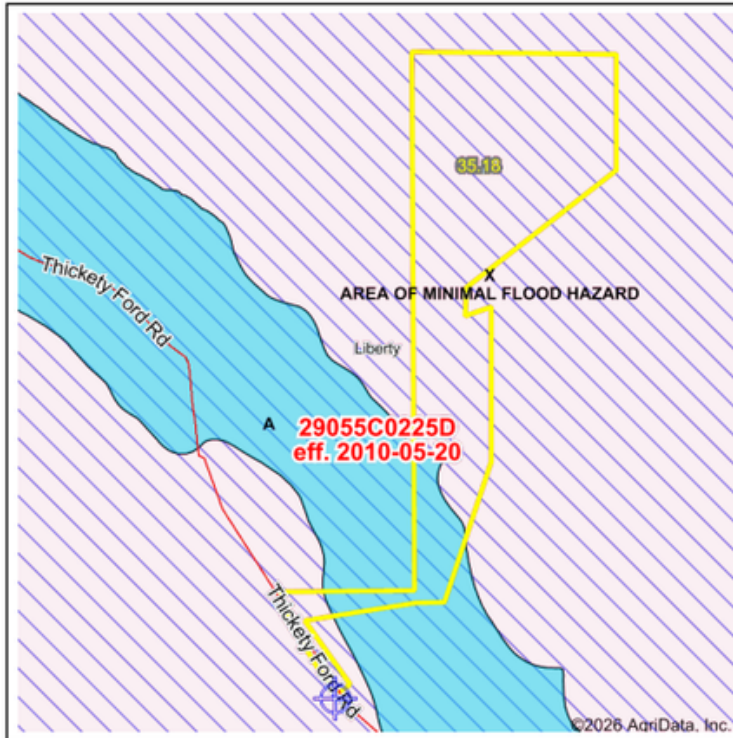


Classification Code	Type	Acres
R3UBG	Riverine	0.38
R3USA	Riverine	0.26
Total Acres		0.64

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



FEMA Report



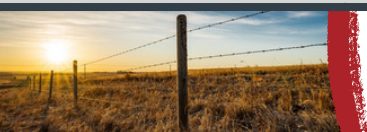
Map Center: 38.109948, -91.133514
 State: MO Acres: 35.18
 County: Crawford Date: 7/7/2026
 Location: 10-39N-2W
 Township: Liberty

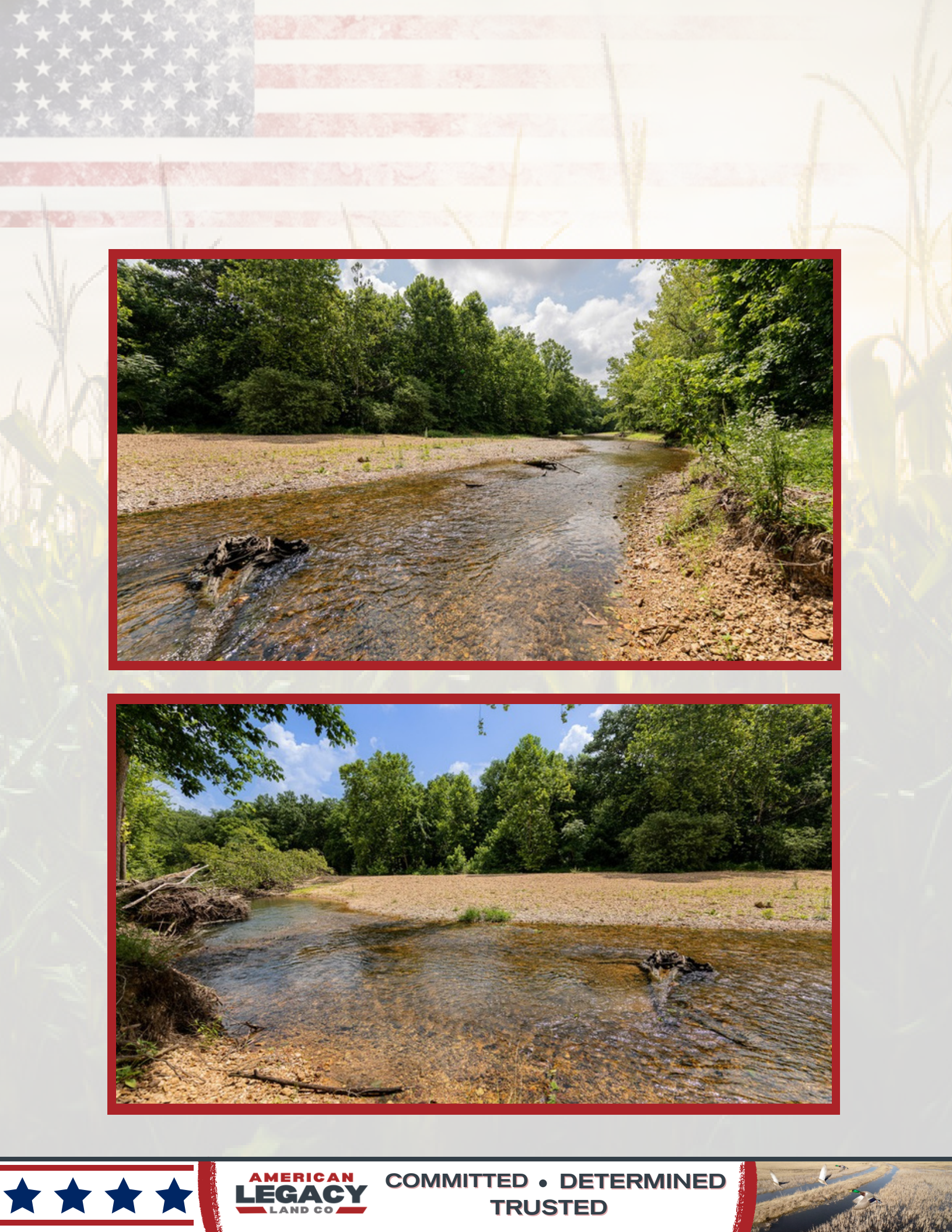
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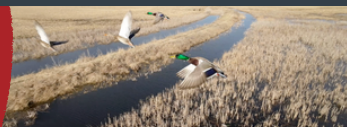
Name	Number	County	NFIP Participation	Acres	Percent
CRAWFORD COUNTY	290795	Crawford	Regular	35.18	100%
Total				35.18	100%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	29.82	84.7%	
A		100-year Floodplain	4	11.4%	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	1.36	3.9%	
Total			35.18	100%	
Panel		Effective Date	Acres	Percent	
29055C0225D		5/20/2010	35.18	100%	
Total			35.18	100%	





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**COMMITTED • DETERMINED
TRUSTED**





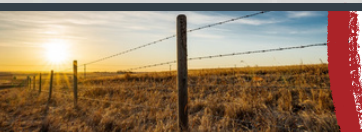


**AMERICAN
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HELPING **YOU** BUY
AND SELL LAND



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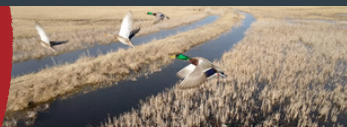
BUYING • SELLING
AUCTIONS





AMERICAN
LEGACY
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





About the Agent:

Cody grew up in Sullivan, Missouri and found a strong passion for the outdoors at a young age. After high school, Cody attended Southwest Baptist University on a golf scholarship for a short stint before proudly serving in the United States Marine Corps for 5 years.

Cody now resides in Bourbon, MO with his wife and his son working as a Lineman for his local co-op. Cody became a real estate agent and entered the real estate industry in 2026.

Cody thoroughly enjoys being on his farm and understands what hard work entails. He enjoys chasing after whitetail deer and turkeys but has also developed a strong passion into turning his farm into a nutrient rich habitat for wildlife. When the opportunity arose to join a company that specializes in land sales, Cody jumped on the opportunity. He is excited to help clients buy and sell farms, land that is exceptional for hunting land, as well recreational and developmental land.

Cody is also very excited to be a part of Deer Tracks and be able to help clients learn and either establish a management strategy or work with them on improving their land for the goals the clients want to achieve.

Cody covers several counties in Missouri including but not limited to: Crawford, Franklin, Phelps, Gasconade, Washington, Dent, Osage, Maries, and several more.

In his free time he enjoys being with his wife and their 2 year old son. He also enjoys being outdoors, working on their farm, shooting his bow, side-by-side riding, spending time at the creek, and watching football in the fall. He likes to stay up-to-date on creating essential habits for wildlife as well real estate and land topics.



With Cody's love for the outdoors as well as his ability to identify land improvements to help improve or maintain land, he is a great resource for the sale of your Missouri land!

Located in Missouri? Call Cody today!

CODY PHILPOT, LAND AGENT



573-308-6592



Cody@AmericanLegacyLandCo.com