



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

406± Acre Recreational Farm for Sale - Boone County

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



PROPERTY ADDRESS:

00 Talley Road
Hartsburg, MO 65039

PRICE: \$4,084,000

ACRES: 406±

COUNTY: Boone

PROPERTY HIGHLIGHTS:

- 406± Acres
- Public Utilities on Site
- Missouri River Views
- Great Building Sites
- Extensive Trail Network
- 10min to Jeff City
- 15min to Columbia

PROPERTY DESCRIPTION:

A rare opportunity to own a beautiful stretch of land along the Missouri River in Southern Boone County. This 406 m/l acre property sits in a prime location, just 10 minutes north of Jefferson City and 15 minutes south of Columbia, with access to Highway 63 and public utilities on site, including county water, electric, & gas.

The property offers multiple ridge-top building sites with stunning river views, making it a great option for a private retreat, hunting lodge, or development. An extensive trail system winds through few fields great for a horses or small herd of cattle, then into mature timber and creek beds, providing excellent opportunities for horseback riding, hiking, or UTVs. Deer and turkey sign are abundant, making this an ideal hunting farm.

The property includes a pavilion and small hunting cabins great for a family get-together. The land also borders the Katy Trail, adding another layer of recreational



PRESENTED BY:

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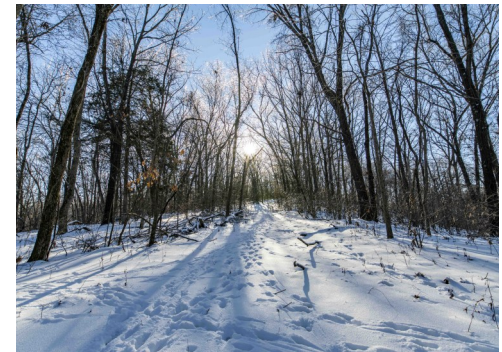
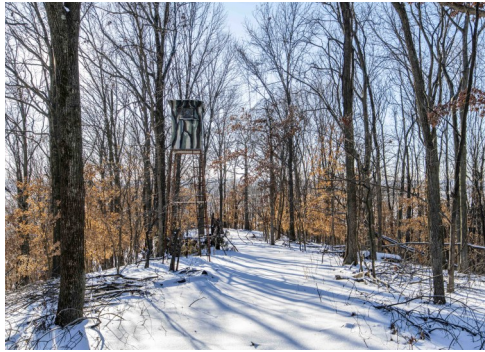
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appeal. There is a nice, wide trail from the ridgetops to the Katy. You also have access to the Missouri River and about 15 acres of bottom ground in massive cottonwoods and a couple acres of tillable, great for hunting.

Whether you're looking for a place to build, hunt, or simply enjoy the outdoors, this property offers a unique combination of natural beauty, privacy, and convenience.



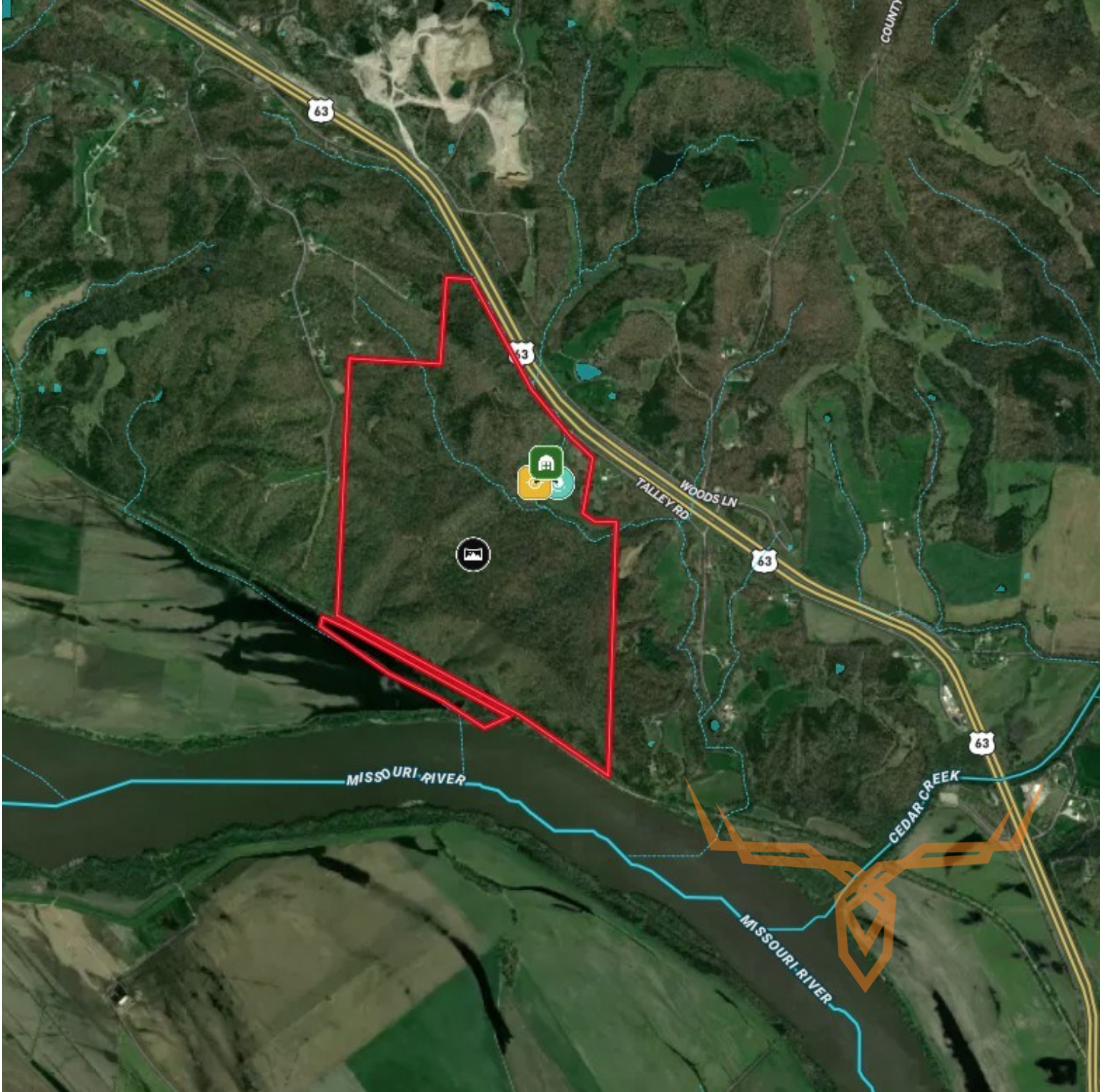
Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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TROPHY
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