



15 Acre Small Tract with Hunting & Build Site for Sale - Callaway County

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

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



PROPERTY ADDRESS:

4105 State Hwy &&
Montgomery City, MO 63361

PRICE: \$199,500

ACRES: 15

COUNTY: Callaway

PROPERTY HIGHLIGHTS:

- Mini farm with hunting & homesite
- 35x50 shed for storage
- New rock driveway to shed
- Public water
- 50/50 open pasture ground & timber
- Gently rolling terrain with 500' black-top frontage
- Wet weather creek
- Hunting & recreational opportunities
- Minutes to Hwy 70
- North Callaway Co School District

PROPERTY DESCRIPTION:

An awesome 15 acre property located in Callaway County. This mini farm is packed with features making it a great recreational property or a prime spot to build your private residence. This gently rolling acreage is a 50/50 blend of open pasture & timber. The property offers 500 feet of blacktop Hwy YY frontage, public water, a 35x50 shed, great possible build site, wet weather creek, deer / turkey hunting and only a few min from Hwy 70. A trail system established to access the back field which would be a great place for a potential food plot. Check out the trail pics. Excellent small tract of land offering a chance to build and hunt right out your back door!



PRESENTED BY:

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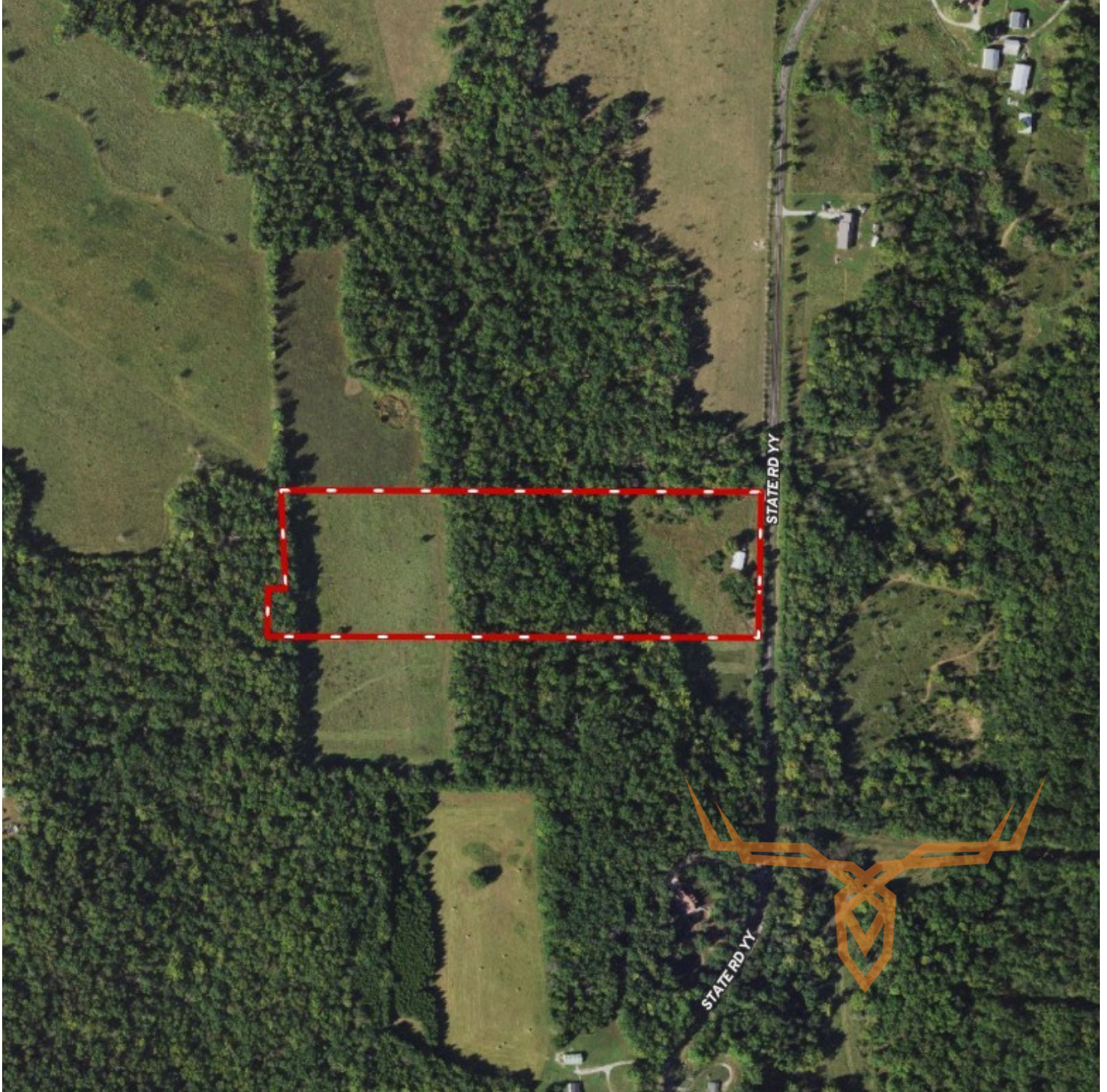
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal