



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

# Montgomery County Missouri Land for Sale at Auction - Blackburn Farm

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophyapa.com](mailto:leads@trophyapa.com)



**PROPERTY ADDRESS:**  
199 Elkhorn Creek Road  
Montgomery City, MO 63361

**ACRES:** 106.8±  
**COUNTY:** Montgomery

## AUCTION DETAILS:

**Positively Sells to the Highest Bidder!**

**Bidding Ends Thursday, May 29th at 10AM.**

These 106.8± flat to gently rolling acres are conveniently located 3 miles northeast of Montgomery City. The Farm Service Agency figures there to be 65.93 acres of cropland with the soils consisting mostly of Putnam silt loam, Twomile silt loam, and Belknap silt loam. The remaining acres consist of mature woods, wooded draws, and Elkhorn Creek. The Blackburn Farm represents highly productive farmland, outstanding hunting and recreation, and home-sites. The real estate is easily accessible on Elkhorn Creek Road and is approximately 45 minutes from Wentzville, 1 hour to the Chesterfield Valley, and under an hour from Columbia, MO.

### Tract 1:

- 68± acres
- 40± acres of cropland
- Soils consisting mostly of Putnam, Twomile, and Belknap silt loams
- NCCPI of 66.96
- Mature woods
- Elkhorn Creek
- Hunting and Recreation
- Home-sites

### Tract 2:

- 38.8± acres
- 30± acres of cropland
- Soils consisting mostly of Twomile and Belknap silt loams
- NCCPI of 68.27
- Elkhorn Creek
- Hunting and Recreation
- Home-sites



## PRESENTED BY:

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