



## Montgomery County Missouri Land for Sale at Auction - 5 Of A Kind Farm LLC

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

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



BIDDING ENDS WEDNESDAY, DECEMBER 18<sup>TH</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



### PROPERTY ADDRESS:

00 Angel Road  
Middletown, MO 63359

**ACRES:** 45

**COUNTY:** Montgomery

### AUCTION DETAILS:

**Open House Saturday, December 7th 11AM to 1PM.**

**Bidding Ends Wednesday, December 18th at 10AM.**

Turn-key hunting and recreation farm less than an hour from Wentzville, situated on a secluded, dead-end road. This 45± acre tract is ready to go, with electric and county water connected and an established gated entrance. A 30x40 metal building and two nearly new shipping containers provide secure, ample storage for all your equipment. The property also includes a 2014 37' Open Range camper under a permanent covered structure, offering a comfortable setup for extended stays.

The property comes with a 65-horsepower LS 5056 four-wheel-drive tractor, with less than 375 hours, and a full set of implements—brush hog, 7-ft blade, tiller, three-point plow, grapple hook, cherry picker, and root remover—ensuring you're equipped for field work, trail maintenance, and food plots.

With gently rolling terrain and substantial cover, this land offers excellent habitat for deer and other wildlife, making it ideal for hunting or a private retreat. If you've been seeking a rural escape with everything in place, this property is ready for your enjoyment.

### PRESENTED BY:

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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.