



# Montgomery County Missouri

## Land for Sale at Auction—Young Farm

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BIDDING ENDS THURSDAY, AUGUST 7<sup>TH</sup> AT 10:00 AM  
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### PROPERTY ADDRESS:

00 Wyatt Road  
Jonesburg, MO 63351

**ACRES:** 55±

**COUNTY:** Montgomery

### AUCTION DETAILS:

Here's a 55.64± acre tract in Montgomery County, MO that offers solid income and strong long-term potential. The farm includes approximately 34 tillable acres and has a solar lease in place that's been producing income for nearly five years. County road frontage on two sides makes for easy access, and Camp Creek runs along the east side of the property.

This is a well-rounded investment piece in a part of the county seeing steady industrial growth. Two data centers are expected to be up and running in the area within the next year. Between the row crop ground and the lease, this place generates dependable income.

For the recreational buyer, this one hunts well too. With plenty of food, water, and cover already in place, there's no need to add food plots. The layout includes natural travel corridors and pinch points that set up well for deer and turkey hunting.

Located just 3.5 miles north of Jonesburg and less than 30 minutes west of Wentzville. Call or text Eric Merchant at 636-251-5105 or Mike Meagher at 636-251-4545 for more details.



### PRESENTED BY:

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**T R O P H Y**  
PROPERTIES AND AUCTION  
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Montgomery County, MO - Young Farm  
AC +/-



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**id.** The information contained herein is deemed to be reliable. Land ID™ Services makes no

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.