



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

Callaway County Land iAuction - Becher Farms

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BIDDING ENDS WEDNESDAY, JUNE 16TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:
00 County Road 4055
Rhineland, MO 65069

ACRES: 207
COUNTY: Callaway

PROPERTY DESCRIPTION:

Open House Friday, June 4th 4 PM to 6 PM and Saturday, June 5th 9 AM to 11 AM.

Bidding ends Wednesday, June 16th at 10 AM.

These 207± flat to rolling acres in Callaway County, MO are conveniently located on County Road 4055 just 1-mile east Highway D and an easy 56-mile drive west of Wentzville and 50-miles east of Columbia. The Farm Service Agency figures 39 acres of cropland with the balance in woods and other. This is a great hunting and recreation farm that is selling in two tracts.

Tract 1: 48± flat to gently rolling acres with approximately 29± acres of cropland. The balance of the land is woods and Tavern Creek. This is a fantastic recreation tract with income from the tillable acres. There is a current farm tenant for the 2021 crop year with a 1/3-2/3 agreement. The buyer will receive the owners 1/3 of the income for this year.

Tract 2: 159± gently rolling to rolling acres with approximately 10± acres of cropland. A great 30x50 pole barn with 30x30 finished living quarters. The building has well water, electricity with 220 service, heating and air condition, and access to fiber-optic if wanted. Nice pond stocked with catfish, bluegill, and bass. There are well-maintained ATV trails throughout the farm making it very easy to navigate to and from your deer stands. This tract has had TSI (Timber Stand Improvement) work in 3 different locations. More information on the TSI is posted on the website in a pdf format for your review. There is a current farm tenant for the 2021 crop year with a 1/3-2/3 agreement. The buyer will receive the owners 1/3 of the income for this year.



PRESENTED BY:

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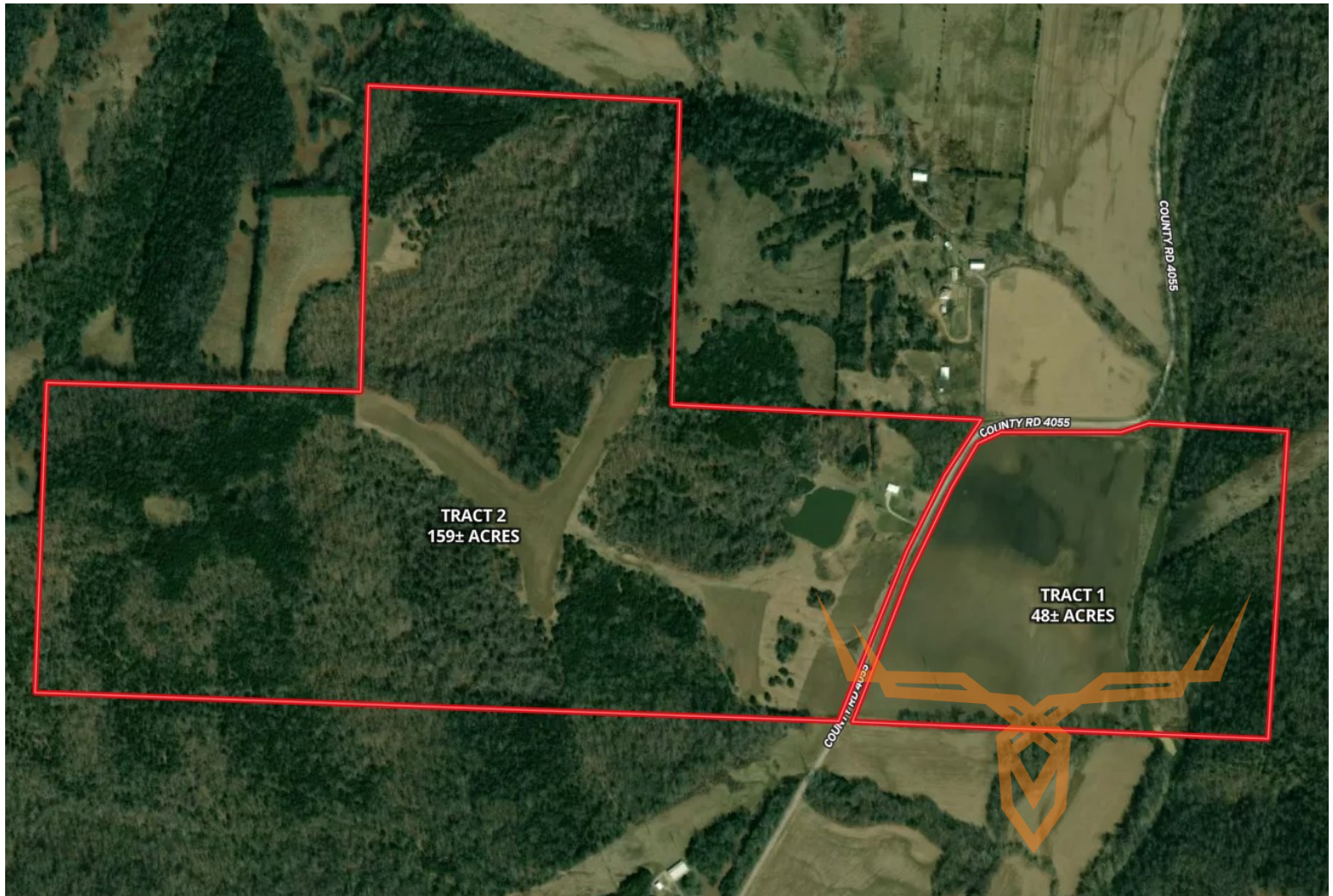
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are 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.