



Montgomery County Missouri Land iAuction - Exodus Farms

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BIDDING ENDS THURSDAY, AUG. 12TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:
00 Bluffton Road
Rhineland, MO 65069

ACRES: 637
COUNTY: Montgomery

PROPERTY DESCRIPTION:

Inspection day Wednesday, July 14th, 3 PM to 7 PM.

These 637± gently rolling to rolling acres offered in 5 tracts are conveniently located just 1 mile north of Highway 94 on Bluffton Road near Rhineland. The farm consists of cropland, hay, stocked lakes, Synthianna Creek, hardwoods, cedar thickets, glades, and many rock outcroppings. The deer and turkey hunting opportunities on the farm are outstanding. While viewing the farm in early April I was amazed by the number of turkeys I saw and heard gobbling throughout the valleys. Hunting is not all this farm has to offer. There are many possibilities such as fishing in the stocked lakes, hiking, camping, recreational therapy, and new homesites. Electric is nearby for each tract and a recently dug deep well is located on Tract 5 and is currently used for a campsite. Also nearby are the Katy Trail, Grand Bluffs Conservation Area, Portland Trailhead with a boat ramp into the Missouri River, and the historic Hermann, MO.

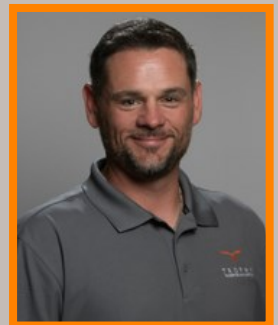
Tract 1: 22± acres consisting of woods, Synthianna Creek, and grassland along Bluffton Road.

Tract 2: 20± acres consisting of woods, Synthianna Creek, and grassland along Bluffton Road.

Tract 3: 155± acres consisting of hardwoods, cedar thickets, glades, rock outcroppings, stocked lake, and grassland accessed from Bluffton Road.

Tract 4: 200± acres consisting of hardwoods, cedar thickets, glades, rock outcroppings, stocked lake, and grassland accessed from Bluffton Road.

Tract 5: 240± acres consisting of hardwoods, cedar thickets, glades, rock outcroppings, campsite, deep well, and grassland accessed from Bluffton Road.



PRESENTED BY:

JASON WALLINGFORD

President Auction Division

M: (314) 882-6971

P: (855) 573-5263 x702

E: jasonw@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

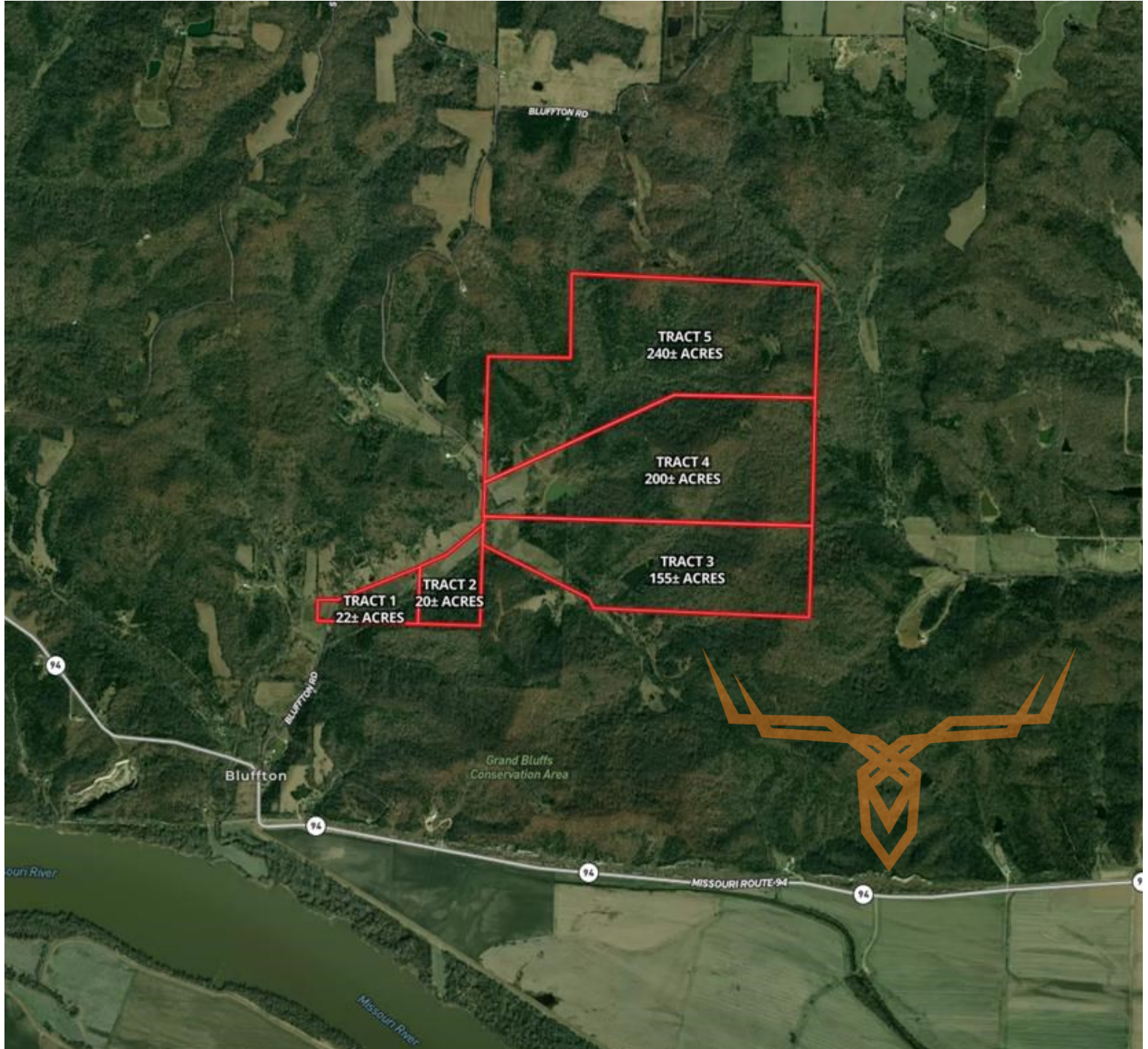
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are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