



# Callaway County Missouri Land iAuction— Meier Farm

**T R O P H Y**  
PROPERTIES AND AUCTION  
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**BIDDING ENDS THURSDAY, OCTOBER 21<sup>ST</sup> AT 10:00 AM**  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)

## PROPERTY ADDRESS:

4604 State Rd HH  
Fulton, MO 65251

**ACRES:** 53.67

**COUNTY:** Callaway

## PROPERTY DESCRIPTION:

**OPEN HOUSE, Saturday, October 2nd - 10 AM to 12 PM**

**Bidding Ends Thursday, October 21st at 10:00 AM**

These 53.67 acres and newly built barndominium are conveniently located just 3 miles northwest of Fulton, MO in Callaway County. The entire property, except for the barn-dominium, is pasture/tillable ground.

The barndominium is 60x80x16, the shop area is 60x60 with two overhead doors, a lean-to behind the barn that is 40x10, and a storage area above the living space. The living space is 20x60 with 3 bedrooms, 2 bathrooms (one with tub/shower, one has a shower only) and one of the bathrooms opens into the barn, a laundry room, and an open concept kitchen/living space. There is also a nice patio/sitting area off the back of the living space. The kitchen cabinets and the master bathroom barn door are not included in the sale.

If you're looking for a great hunting and recreation farm with good income potential, be sure to give this farm a look.



**PRESENTED BY:**

**PHIL BROWN**

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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.