



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

# Montgomery County Missouri Land iAuction - Hug Ranch

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



BIDDING ENDS THURSDAY, JUNE 19<sup>th</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)

**PROPERTY ADDRESS:**

00 Hug Road  
Rhineland, MO 65069

**ACRES:** 187

**COUNTY:** Montgomery

**PROPERTY DESCRIPTION:**

**Open House Dates:** Saturday, May 21st 10AM to Noon and Saturday, June 4th Noon to 2PM.

**Bidding ends Thursday, June 9, 2022 at 10:00 AM.**

A rare find! Complete privacy and close to Hermann, the 187± acres has it all! Conveniently located 25 miles south of the I-70 and Highway 19 Intersection and only 50 miles from Wentzville. All brick ranch house with walkout basement and metal roof, in "ready to use" condition for your weekend and hunting retreats or year-round living! The main level has three bedrooms, two bathrooms with kitchen and open area. The lower level is finished with a kitchenette and family room area and a third bathroom and bonus room that could be used as a guestroom or storage. The land has a great mix of income-producing cropland, hay crop, and rolling hardwoods that has exceptional Deer and Turkey hunting. There is a 6± acre lake to fish and swim in that is totally private as well! Are you thinking you'd love it if it had a rock bottom stream? Well, you're in luck. Warren Branch meanders through the western portion of this farm and has great rock formations and picturesque views. You'll want your family picture on Warren Branch! If you are looking for a great hunting and recreational farm that checks off ALL the boxes... this is it! Come and see your new slice of heaven in God's Country!



**PRESENTED BY:**

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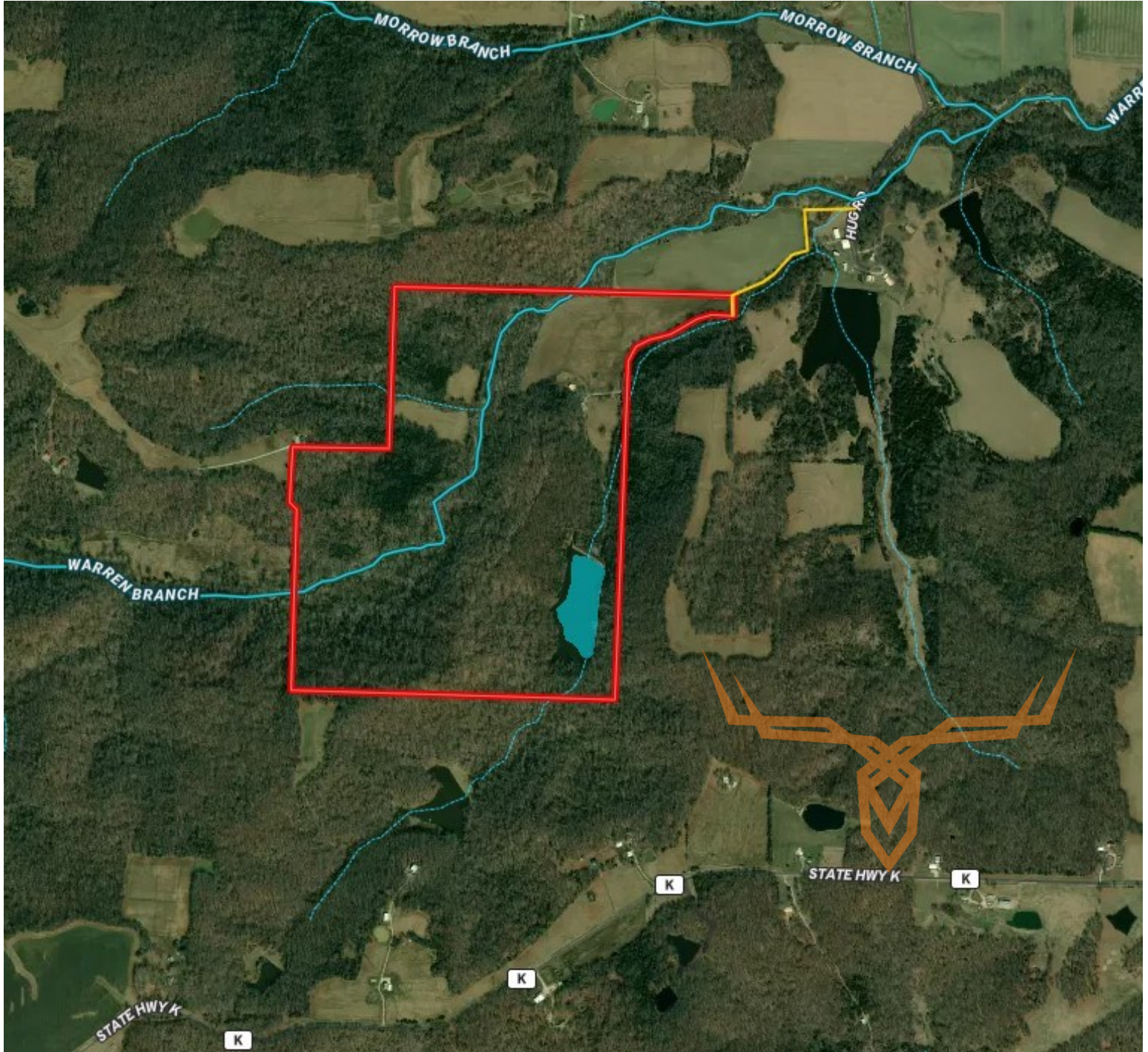




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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are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