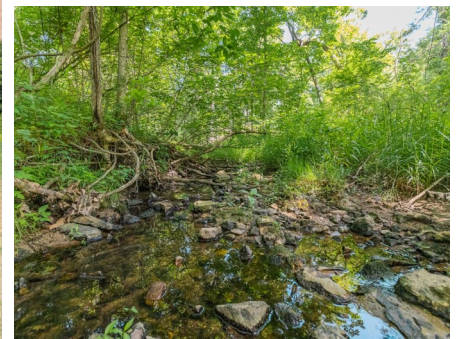




BIDDING ENDS WEDNESDAY, JULY 27TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:
00 Hwy 161
Montgomery City, MO 63361

ACRES: 302±
COUNTY: Montgomery

PROPERTY DESCRIPTION:

Open House Saturday, July 16th 10AM to Noon.

These 302± flat to gently rolling acres offered in 4 tracts are conveniently located in Montgomery County, MO just 2 miles south of Montgomery City and is just over an hour from St. Louis. It is easily accessible through its proximity to I-70 and Highway 19, and it has frontage on HWY 161. It offers tillable, timber, recreational opportunities, and potential homesites.

Tract 1: 7± acres of cropland that would make a fantastic home site! Electricity and water are nearby.

Tract 2: 13± acres with 10± acres of cropland with the balance in woods that act as a great natural buffer between this tract and the neighbors to the south. This tract is accessible via a 40-foot wide shared road that will allow ingress/egress and utilities making it a potential homesite.

Tract 3: 41± acres consisting of cropland and woods. On the east side of this tract are approximately 10 acres of tillable land with the balance consisting of woods that are filled with deer sign. This tract is accessible via a 40-foot wide shared road that will allow ingress/egress and utilities making it a potential homesite and recreational property.

Tract 4: 241± acres consisting mostly of timber. On the east side of the property is an old log cabin like structure that sits at the edge of approximately 4 acres of open land that is currently filled with wildflowers and would make a great food plot. A creek runs through the entire property and there are multiple watering holes that have tons of deer & turkey sign around them. This tract of land also has a potential large lake site. A recently completed timber stand improvement has opened up the forest canopy and floor allowing the existing quality timber to continue to mature. There are easily navigable ATV trails throughout this tract. This tract is accessible via a 40-foot wide shared road that will allow ingress/egress and utilities.



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