



# Montgomery County Missouri Real Estate

## iAuction– The Kroninger Property

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



BIDDING ENDS FRIDAY, JUNE 16<sup>TH</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



### PROPERTY ADDRESS:

59 Pond Bottom Rd.  
Middletown, MO 63359

**ACRES: 10**

**COUNTY:** Montgomery

### AUCTION DETAILS:

**Property Preview Saturday, June 3rd 11AM to 1PM.**

**Bidding Ends Friday, June 16th at 10AM.**

Welcome to your dream property on the Cuivre River in Montgomery County, Missouri, conveniently located near Wellsville and Middletown. This exceptional 10± acre parcel offers a picturesque setting and a plethora of amenities for your enjoyment.

As you arrive at the property, you'll be greeted by a charming 2-bedroom, 1-bathroom 2019 Clayton mobile home. This mobile home is a true gem, boasting modern features and an inviting atmosphere. Permanently attached, it offers stability and durability. Step onto the covered deck or front porch, where you can relax and soak in the beautiful surroundings.

Not only is the mobile home included in this fantastic package, but it is also being sold fully furnished, making it turnkey and ready for immediate enjoyment. This thoughtful inclusion allows you to effortlessly transition into your new home and start creating lasting memories right away.

In addition to the mobile home, the property features a 24'x32' metal shop that is a perfect space for pursuing hobbies or storing equipment. The shop boasts a concrete floor and electricity, providing ample opportunities for tinkering, crafting, or even expanding



### PRESENTED BY:

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the property's potential.

One of the remarkable advantages of this property is that there are no restrictions in place, granting you the freedom to customize and enhance the land to suit your needs and desires (Subject to County Zoning). You'll have the flexibility to create your ideal outdoor oasis or develop additional structures as you see fit.

Situated outside the floodplain, you can rest assured that your investment is protected from potential water-related issues. The property's ideal location offers the perfect balance of tranquility and accessibility, with hunting, fishing, and recreational therapy. Whether you're an outdoor enthusiast or simply seek a peaceful retreat, this property provides a wealth of opportunities to connect with nature and indulge in your favorite recreational activities.

For those who crave a sense of community or require access to urban amenities, the property is conveniently located within easy driving distance of Wentzville and the Chesterfield Valley. You can relish the privacy and serenity of rural living without sacrificing the convenience of nearby services, shopping, and entertainment.

Don't miss the chance to own this remarkable property on the Cuivre River. With its stunning surroundings, turnkey mobile home, versatile metal shop and great location, this is an opportunity that promises a lifetime of cherished memories. Embrace the lifestyle you've always dreamed of and make this property your own today.



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.



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

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