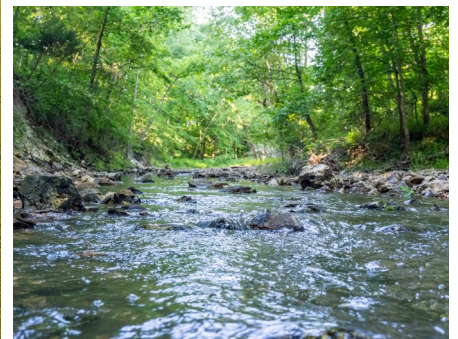




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

105.1± Acres of Prime Hunting & Recreational Property for Sale—Montgomery County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 Emron Farm Road
High Hill, MO 63350

PRICE: \$998,450

ACRES: 105.1±

COUNTY: Montgomery

PROPERTY HIGHLIGHTS:

- 105.1± surveyed acres with 57+/- acres of productive tillable
- Great deer, turkey & QUAIL hunting
- Hunting blinds convey
- County Road frontage
- Established food plots & water holes
- Warm-season grasses established
- Hardwood timber, cedar thickets,
- and brushy edges
- Multiple potential build sites
- Prices Branch Creek on the property
- Excellent habitat for bedding/nesting
- Great trail system
- 35± miles from Wentzville
- 58± miles from Chesterfield
- No restrictions

PROPERTY DESCRIPTION: ****RARE AIR!!**** This 105.1-acre hunting and recreational farm features a squared-up aerial map and is available as raw land with no splits. Finding a property like this is rare! It is a proven hunting farm, ready for fall hunting! Located just 10 miles north of Jonesburg, the land consists of approximately 57 acres of productive cropland, showcasing Mexico and Armster silt loam soils. The remaining acreage includes a mix of hardwood timber, warm-season grasses, cedar thickets, food plots, and brushy edges, providing a variety of uses for farming, recreation, or hunting. Price Branch Creek flows through the eastern portion of the property, establishing a perfect balance of open ground and cover that attracts plenty of wildlife for excellent hunting opportunities. With no restrictions, the new owner will have a blank canvas to manage as they wish—whether that means adding more food plots or increasing the grassy areas, the choice is entirely theirs! Conveniently located just 35 miles west of Wentzville and under an hour's drive from Chesterfield Valley, this property offers a desirable location for those seeking both rural living and easy access to the metro area.



PRESENTED BY:

JOE OGDEN
Land Specialist

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P: (855) 573-5263 x07

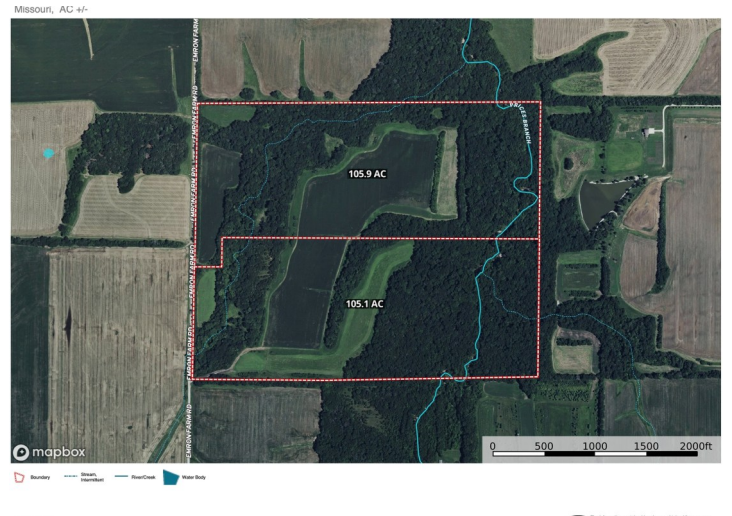
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals