



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

Montgomery County Missouri Land for Sale at iAuction - Egbert Farm

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



BIDDING ENDS MONDAY, JULY 24TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Malicoat Road
Rhineland, MO 65069

ACRES: 122

COUNTY: Montgomery

AUCTION DETAILS:

Property Preview Saturday, July 15th 10AM to Noon.

Bidding Ends Monday, July 24th at 10AM

122± acres of pristine land are available in Montgomery County, Missouri, conveniently located just 20 minutes away from Hermann and approximately a 1-hour drive from Wentzville. This expansive property is divided into three tracts and offers a diverse range of natural features, making it a perfect investment opportunity for various purposes.

The land boasts a harmonious blend of wooded areas, serene ponds, a picturesque lake, striking rock outcroppings, and open land that is currently utilized as a hay crop. This combination of features creates a visually appealing landscape and provides ample opportunities for outdoor activities and exploration.

Nature enthusiasts and outdoor lovers will find this property to be a haven for hunting, recreation, and relaxation. With its diverse habitat, wildlife thrives on the land, making it an ideal location for hunting enthusiasts. The woods, ponds, and lake also offer opportunities for fishing and other water-based activities.

The presence of rock outcroppings and glades adds a unique touch to the property, providing scenic spots for exploration and a glimpse into the geological history of the area.



PRESENTED BY:

ERIC MERCHANT

Real Estate Consultant

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For those considering building their dream home or a vacation retreat, this property offers multiple home sites to choose from. The combination of wooded areas and open land allows for flexibility in design and privacy preferences. With electricity and high speed internet up to 1gig nearby, the infrastructure is readily available to support residential development.

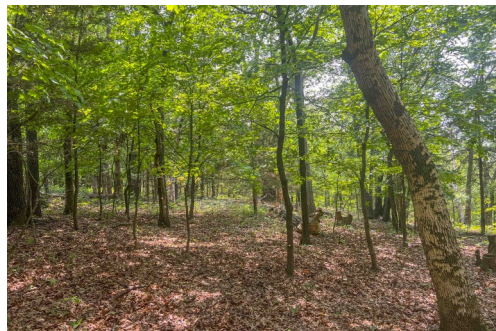
Whether you are looking for a private retreat, a hunting paradise, or an investment opportunity with potential for residential development, this 122± acre property in Montgomery County, MO, presents an enticing package.

For more information or to schedule a viewing, please contact **Eric Merchant (636) 251-5105**.

Tract 1: 9± acres consisting of woods and grassland currently used for hay crop.

Tract 2: 26± acres consisting of woods, lake, and grassland currently used for hay crop.

Tract 3: 87± acres consisting of woods, 3 ponds, rock outcroppings and grassland currently used for hay crop



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.



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