



Montgomery County Missouri Real Estate iAuction - Kummer-Brown Property

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

**PROPERTY ADDRESS:**

30 Angel Lane
Middletown, MO 66359

ACRES: 15**COUNTY:** Montgomery**AUCTION DETAILS:**

Property Preview Saturday, April 29th 10AM to 12PM.

Welcome to this beautiful, private property in Montgomery County, MO, situated near the charming towns of Wellsville and Middletown. This property boasts 15± acres of picturesque land that offers plenty of space for a wide range of outdoor activities.

Nestled on this beautiful rolling acreage is a lovely 3-bedroom, 2-bath home that sits on a walkout basement. The home features an open floor plan that provides plenty of room for friends and family. You'll appreciate the spacious bedrooms, large kitchen & breakfast room that is open to the living area... great for entertaining!

The home also comes with a machine shed with a concrete floor & electric that provides ample space to store your vehicles, equipment, and off road toys! Additionally, there is a storage shed that provides even more storage space, ensuring that you'll have plenty of room for all your belongings.

**PRESENTED BY:****ERIC MERCHANT****Real Estate Consultant**

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One of the highlights of this property is the stocked pond, which is perfect for fishing, swimming, and relaxing. This serene pond is a great place to unwind and enjoy the peaceful natural surroundings.

Overall, this property is an excellent opportunity to own a slice of paradise in Montgomery County, MO. With its lovely home, ample storage space, and all the outdoor amenities, this property is sure to impress. Don't miss out on the chance to make it yours!

Also included is the chattel which consists of a Kubota L3800 with an LA524 loader, Land Pride 6' Finish Mower, Land Pride 6' Box Blade, Woods 6' Blade, and HLA 1000 6' Snow Blade.



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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