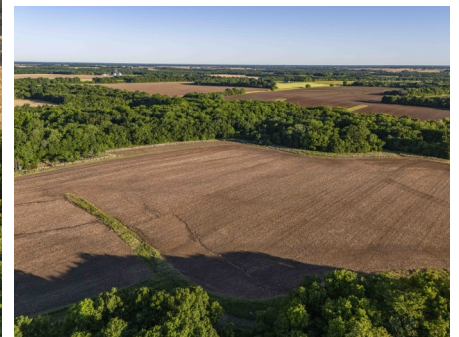




211 Acre Prime Hunting and Recreational Paradise Near Jonesburg for Sale - Montgomery County

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

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



PROPERTY ADDRESS:

00 Emron Farm Road
High Hill, MO 63350

PRICE: \$2,004,500

ACRES: 211

COUNTY: Montgomery

PROPERTY HIGHLIGHTS:

- 211 surveyed acres
- 57+/- acres in productive tillable ground
- Great deer, turkey & QUAIL hunting
- Red Neck hunting blinds convey
- County Rd frontage on the West boundary
- Several established food plots & water holes
- Warm season grasses established
- Hardwood timber, cedar thickets and brushy edges
- Multiple great build sites
- Prices Branch Creek flows through the property
- Excellent habitat for bedding & nesting
- Great trail system to access the property
- 35 miles from Wentzville
- 58 miles from Chesterfield
- No restrictions



PRESENTED BY:

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PROPERTY DESCRIPTION:

RARE AIR!! 211 acre Hunting & Recreational farm with a squared up Aerial Map, No Splits -- Just RAW land for sale. Hard to find property like this anymore. Proven hunting farm ready to hunt this fall!!

This property is located just 10 miles North of Jonesburg. The land consists of approximately 57 acres of productive cropland, featuring Mexico and Armster silt loam soils. The remaining acreage includes a mix of hardwood timber, warm season grass, cedar thickets, foodplots and brushy edges offering a variety of uses for farming, recreation, or hunting. Price Branch Creek flows through the eastern portion of the property. Perfect balance of open ground and cover to hold plenty of wildlife to ensure good hunts. With no restrictions, the new owner will have a blank canvas to manage exactly how they want - more food plots or more grasses totally up to the new owner!!

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 accessibility to the metro area.



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



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