



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

77 Acres of Outdoor Paradise and A Hunter's Dream—Montgomery County

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

PRICE REDUCED



PROPERTY ADDRESS:

89 Kern Road
Middletown, MO 63359

PRICE: \$470,000

ACRES: 77±

COUNTY: Montgomery

PROPERTY HIGHLIGHTS:

- Gently Rolling & Hilly Land
- Scattered Timber
- Wooded
- Corner Lot
- Backs to Middletown Lake

PROPERTY DESCRIPTION:

Here's your chance to own 77± acres just 2.7 miles outside of Middletown, MO and only about an hour from Chesterfield. This place has everything a hunter or outdoorsman could want: seclusion, easy access, great habitat, and plenty of room to roam.

Loaded with deer and turkey, the land has a great mix of woods, thick brush, and open spots perfect for food plots. There's a wet weather creek running through it and drainage and soils map show a potential lake site of 4-10 acres of surface water. The property has solid access with trails already in place and a county road running along the edge. Electric and county water are available, so whether you're considering building a hunting cabin or putting down roots full-time, you're set.

This land has been in the same family for nearly 60 years—it's got history, and now it's ready for the next owner to make it their own. Whether you are after big bucks, spring gobblers, or just a quiet place to kick back, this property checks all the boxes.



PRESENTED BY:

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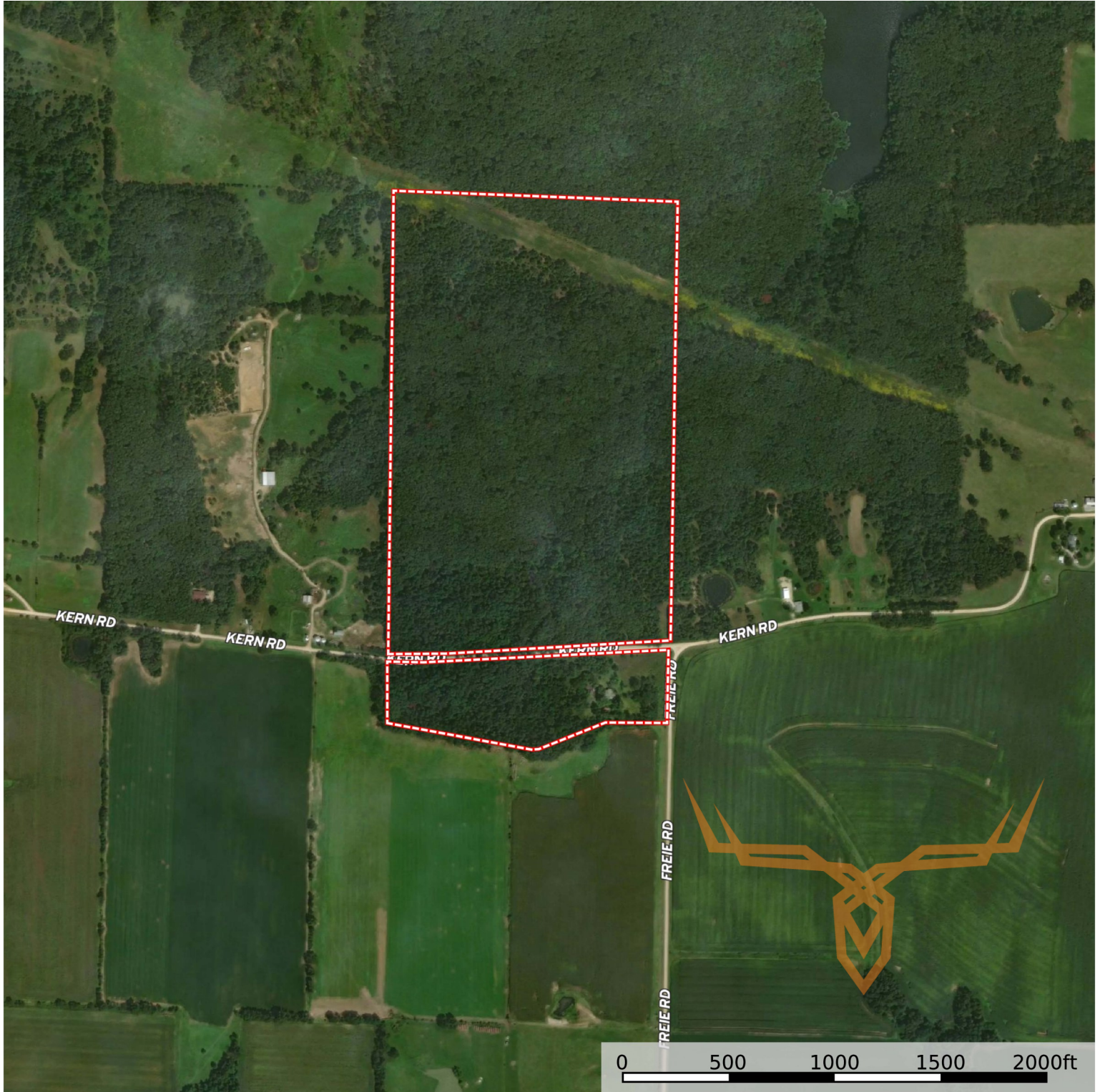
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals