



Montgomery County Missouri Land iAuction - Boschert Farm

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

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



PROPERTY ADDRESS:
00 Canterbury Road
Wellsville, MO 63384

ACRES: 98
COUNTY: Montgomery

AUCTION DETAILS:

Property Preview Saturday, May 20th 10AM to 12PM.

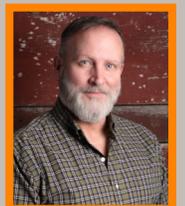
Bidding Ends Thursday, June 8th at 10AM.

Welcome to your own slice of paradise in Montgomery County, Missouri! This stunning property offers a total of 98± acres, conveniently divided into two tracts being offered via iAuction, and is located just west of Wellsville, with easy access to Wentzville within an hour's drive.

The land boasts a picturesque landscape of flat to gently rolling wooded terrain, providing a tranquil and private setting for those seeking peace and quiet in nature. The property has the scenic Little Loutre Creek snaking throughout, adding to its natural beauty and recreational opportunities. The land also borders the Diggs Conservation Area, providing additional opportunities for outdoor enthusiasts to explore and enjoy the surrounding wilderness.

The property offers endless possibilities for outdoor recreation, including hunting, hiking, and camping, making it a true haven for nature lovers and outdoor enthusiasts. The wooded areas are teeming with wildlife, making it a prime location for hunting and observing native flora and fauna.

The location of this property is ideal for those seeking a retreat from the hustle and bus-



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tle of city life, while still being within easy reach of modern amenities. With Wentzville just an hour's drive away, you can enjoy the peace and serenity of country living on a dead end road without sacrificing the convenience of nearby shopping, dining, and entertainment options.

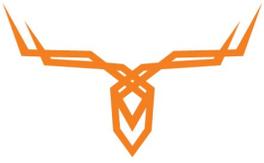
Whether you're looking to build your dream home, establish a weekend getaway, or invest in land for recreational purposes, this property offers an incredible opportunity to own a piece of Montgomery County's natural beauty. Don't miss out on this rare find - come experience the tranquility and serenity of this gorgeous property today!

Tract 1: 41± gently rolling acres with approximately 7 acres of grassland that would be ideal for food plots and stand locations. Beautiful hunting and recreation tract located on a dead-end road.

Tract 2: 57± acres gently rolling acres with approximately 8 acres of grassland that would be ideal for food plots and stand locations. Another nice hunting and recreation tract with the Little Loutre Creek meandering through and a small shed with lean-to ideal for equipment storage. This tract is at the end of the road.



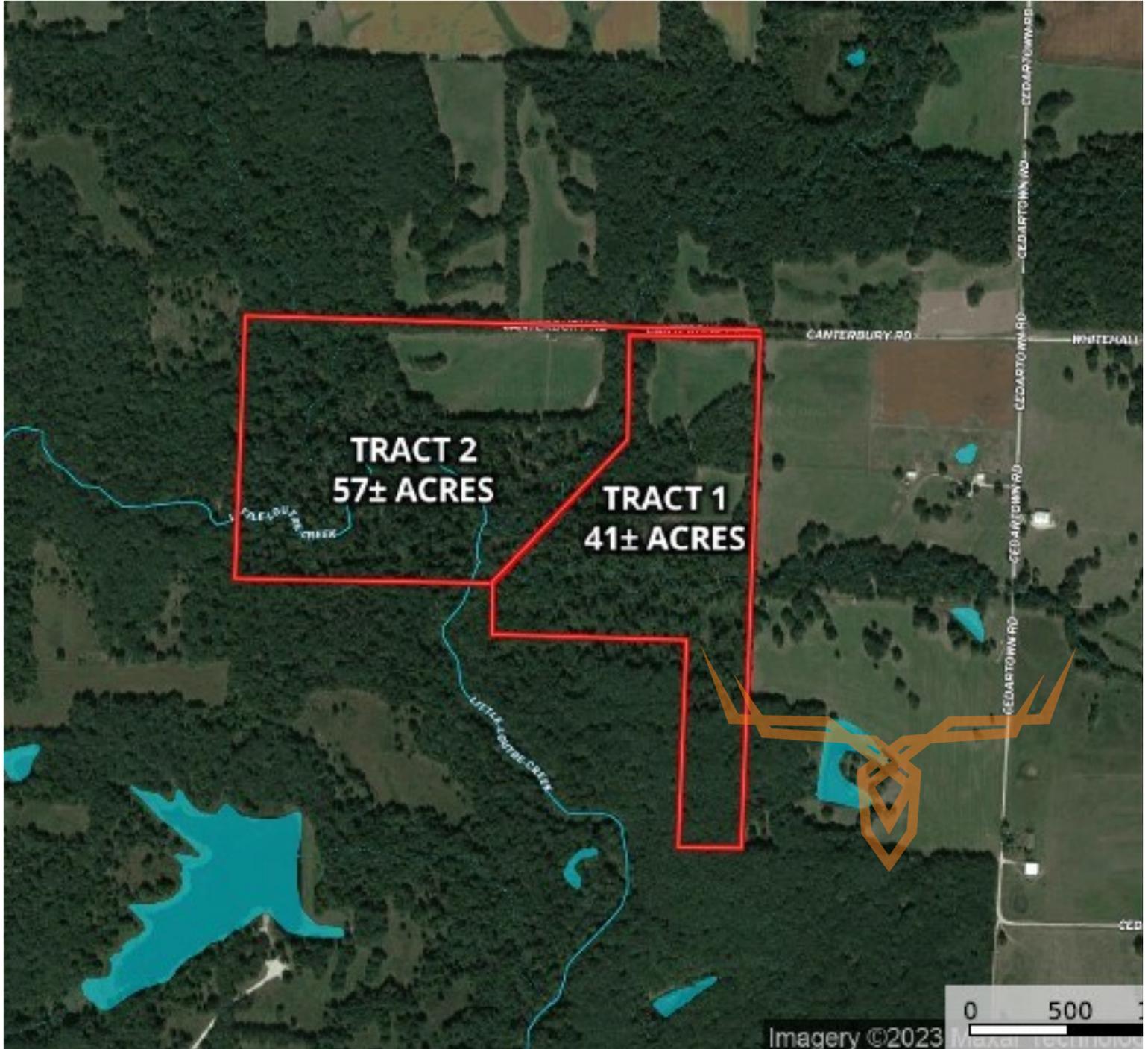
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