

162 +/- Acre Turnkey Hunting & Weekend Property for Sale - Montgomery County

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PROPERTY ADDRESS:

00 Mabry Road
 Middletown, MO 63359

PRICE: \$762,800

ACRES: 162

COUNTY: Montgomery

PROPERTY HIGHLIGHTS:

- 162 +/- acres
- 3 bedroom, 3 bathroom, 2-story house with full unfinished basement
- 2.4 acre lake
- 29 tillable acres, 6.45 of which is currently in production
- 2 ponds
- Two access points of entry
- Two 30X50 outbuildings, both with cement floors, one insulated with heat source
- Excellent hunting and fishing
- Fronts the Cuivre River
- Weekend getaway or permanent residence.

PROPERTY DESCRIPTION:

162 +/- acre turnkey hunting & weekend property just a short drive west of St. Louis MO. The 3 bed, 3 bath house has been completely updated w/ a kitchen that includes granite counter tops, stainless appliances, beautiful cabinets, & refrigerated wine storage area. Enjoy sitting on the covered porch & watching your guests swim in the 2.4 acre spring fed lake. The stonework on the fireplace has been updated to make the great room a wonderful place to enjoy a movie or a ballgame, or to curl up by the fire & read a good book. The master bedroom & master bathroom are on the main floor. Upstairs are 2 bedrooms & 1 bath. All electric utilities w/ supplemental wood burning stove in unfinished walkout basement. Stocked fishing pond! 2 outbuildings – 1 is perfect for storing your toys & tools. The other, 30x50 building is another great area for entertaining w/ a concrete floor, billiards, slot machines, a bar area, & even comes with party lights & a disco ball! Great area to keep the party going outside after a day in the lake. Could also serve as an excellent shop/hobby area as it is insulated, has 2 overhead doors, 4 ceiling fans, & wood burning stove. Also a great hunting property! Blinds overlooking established food plots, 6.4 acres of tillable that is currently in production, & is surrounded by lush agriculture. Two access points to the property improves your ability to hunt the wind & get to your stand undetected. Listing broker has hunted here as a guest & has firsthand knowledge of the deer & turkey population. Professionally managed select timber harvest created great access roads throughout the property. This habitat improvement will only make the hunting that much better! A portion of the eastern edge of the property is bordered by the Cuivre River which provides additional recreational opportunities.



PRESENTED BY:

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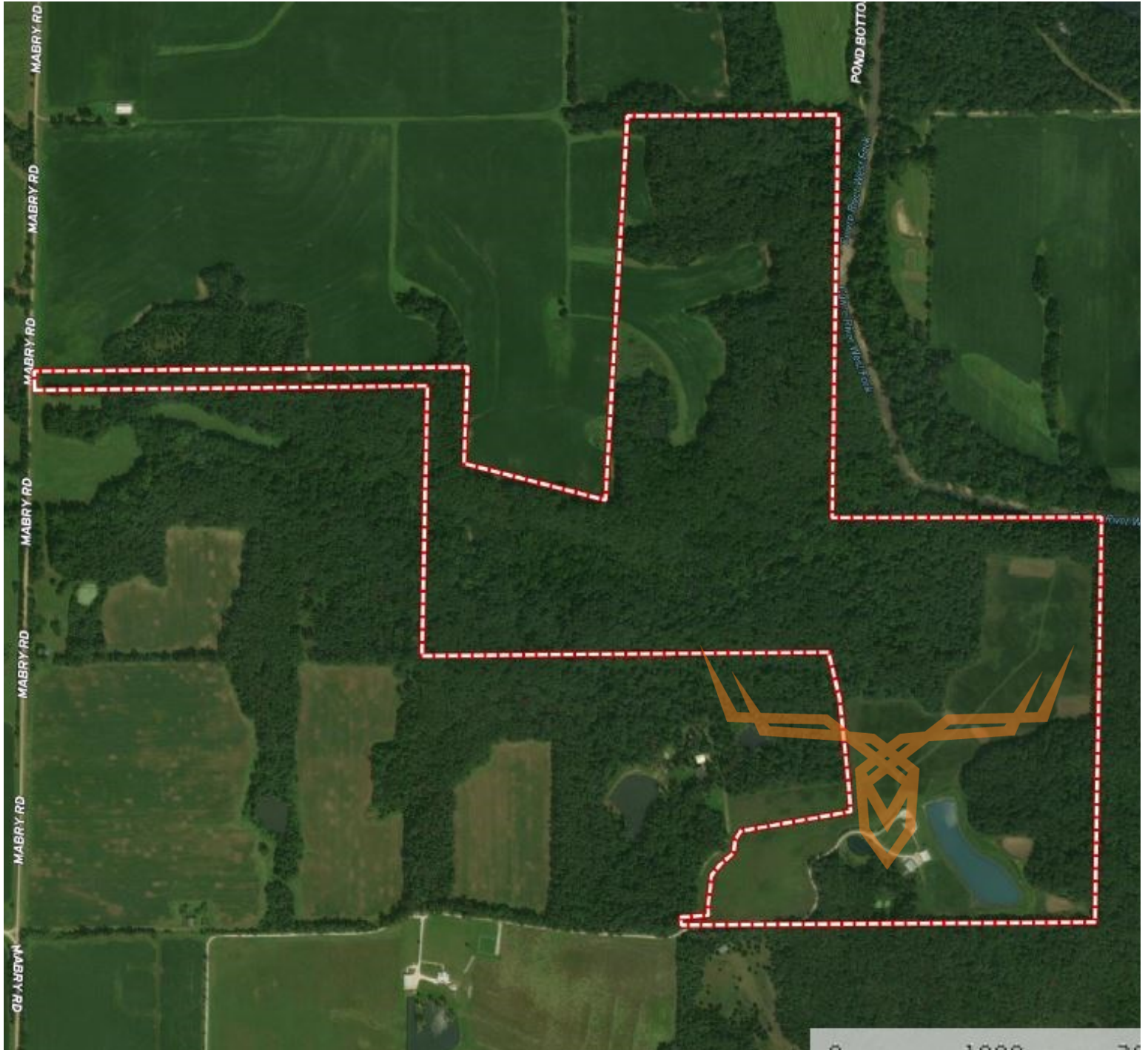
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T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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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