



## HIGHWAY 16, MONTICELLO MO

**OFFERED  
AT  
\$1,386,000**



**254+/- ACRES IN LEWIS COUNTY ON THE MIDDLE FABIUS RIVER**

"Welcome to your ultimate hunting paradise in Monticello, Lewis County, Missouri. This extraordinary property featuring beautiful, rolling hills and spectacular views spans 254+/- acres of farmland and rural acreage, offering a blend of recreation, 75+/- Acres income producing crop ground and 41+/- Acres CRP. Nestled amidst wooded terrain and boasting river frontage on the Middle Fabius, it's a haven for outdoor enthusiasts seeking adventure. With utilities including electric, water, and natural gas available and easy road access, this is a convenient site for a shouse or a weekend cabin. Seize this rare opportunity to own your private retreat, where hunting thrills, breathtaking scenery, and the joys of rural living converge."

**FOR MORE INFORMATION CONTACT:**



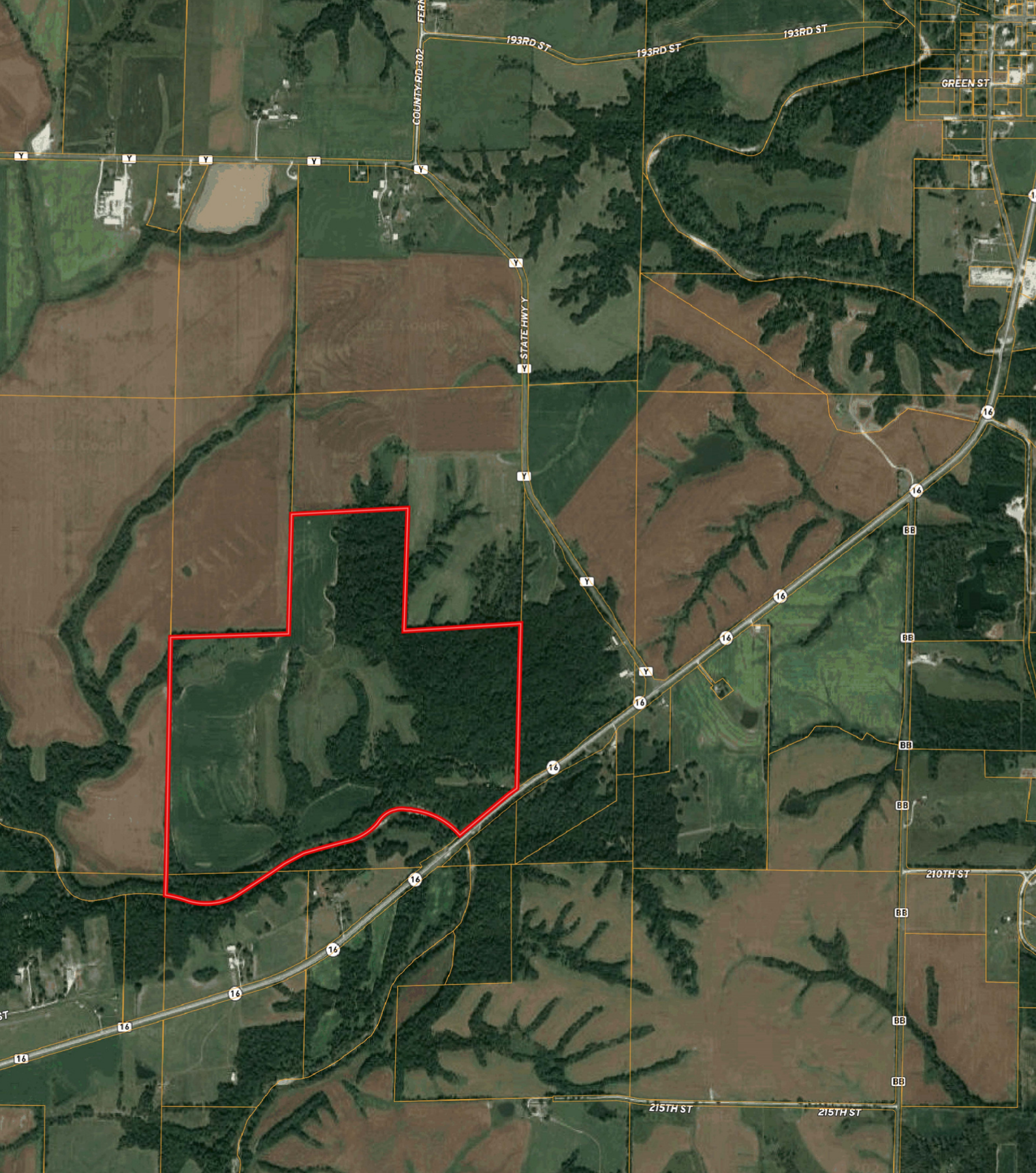
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