

# Exceptional 80-Acre Callaway County Country Property With Productive Farmland, Pasture, Water Features, And Improvements

*ONLINE ONLY*

# AUCTION

**Opens: OCT. 7<sup>TH</sup> • Closes OCT. 15<sup>TH</sup>, 2026 • 7PM**

**1166 County Road 1053, Montgomery City, MO**



Discover the beauty and versatility of this exceptional 80-acre country property, offering a wonderful combination of productive farmland, pasture, water features, and improvements. The acreage includes row crop ground and pasture, providing excellent opportunities for farming, livestock, or a combination of both. The Big Loutre River meanders through the property, complemented by several ponds and natural springs that add to the scenic setting and character of the land

Online Bidding and Terms: Credit card authorization to bid. Successful bidders will be required to wire a 10% deposit of the total contract price. 3% Buyer's Premium. The remaining balance will be due at closing with closing on or before 30 days. Successful bidders will be required to wire earnest money within 24 hours of auction closing. Successful bidders not executing and returning their contract at the conclusion of the auction and wiring funds by the time stated will be considered in default. The purchaser is responsible for all wire transfers, instructions will be sent.

DISCLOSURE: Buyers shall rely on their own information, judgement, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurement, and other figures described are approximate and therefore not necessarily to scale. All properties sold AS IS, WHERE IS. Not responsible for accidents or injuries. \*Pre-auction offers are accepted. Subject to pre-auction sale, change or withdrawal without notice.



**HEARTLANDPROPERTIESANDAUCTION.COM**

MONTGOMERY CITY, MO

ONLINE ONLY

# AUCTION



Heartland Properties  
and Auction  
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Wellsville, MO 63384

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*80<sup>±</sup> Acre  
Estate*



## *Highlights*

- 4BR, 1 Full Bath
- 2 Machine Sheds
- Livestock Barn
- Row Crop Ground
- Pasture
- The Big Loutre River
- Several Ponds
- Natural Springs

\*\*\*\*\*ECRWSSDDM\*\*\*\*

Postal Customer