

LAND FOR SALE

58.36+/- Surveyed Acres
Callaway County, Missouri
Offered at \$554,420

L-2300144

Highlights:

- Incredible building sites with privacy and space to roam
- Borders Mark Twain National Forest
- Great centralized location between Columbia, Ashland, Jefferson City and Fulton
- Good mixture of timber and cropland providing great hunting for deer and turkey



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For additional information, please contact:

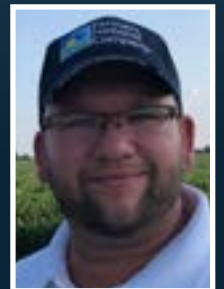
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Property Information

Property Location: From the intersection of Highway J and Highway Y in Guthrie, Missouri, go west on Highway Y for 1.4 miles to County Road 363 and turn left. Travel south on County Road 363 for 1.5 miles and turn right onto County Road 364. Head west on County Road 364 for 3/4 of a mile to County Road 375, and then turn right onto 375 and go north for a 1/2 mile to the driveway on the right.

Legal Description: 58.36 surveyed acres lying in the SE1/4 of the SW1/4, except for approximately 4 Acres in the SW corner; also the W1/2 of the SW1/4 of the SE1/4, all in Section 23, Township 46N, Range 11W, of Callaway County, Missouri.

Property Description: *Check out this Very Private little slice of Heaven on Earth in a Prime Location!* This 58.36 surveyed acres has so much to offer anyone looking for a place to build a home in the country with all the privacy you could want, or a weekend retreat to enjoy some peace and quiet with family and friends. Not to mention anyone wanting to get outdoors to hike, explore or pursue the abundant wildlife that call this property and the Mark Twain National Forest home. This property is situated off of and has no public road frontage, but there is

a private driveway with a deeded access and utility easement from the county road, so you will never have to worry about road traffic disturbing your tranquility. The gently rolling crop fields surrounded by valleys of mature timber will offer some amazing views and ample opportunity to watch or pursue Whitetail Deer, Wild Turkeys and many other animals. The crop fields provide a nice food source for the wildlife and a little bit of income to put into your pocket. The timber is a mixture of hard and soft wood species with some cedar thickets, which provide excellent habitat, and a great place to patiently wait for that big deer or turkey, all while relaxing and enjoying nature! This property is centrally located between Columbia (35 minutes), Ashland (18 minutes), Jefferson City (17 minutes) and Fulton (21 minutes), with an easy commute to any of these communities.

Farm Data:

Cropland	20 acres
Timber	38 acres
Buildings	<u>.5 acres +/-</u>
Total	58.36 acres

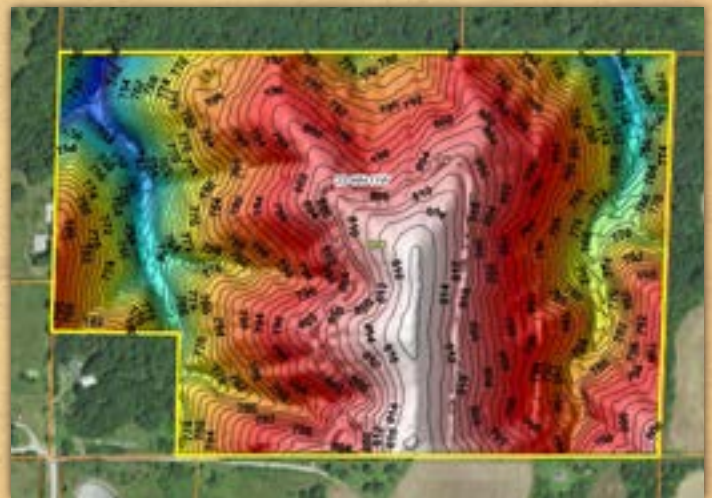
2022 Taxes: \$298.07

Price: \$554,420.00

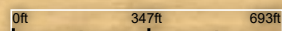
Aerial Map



Topography Map



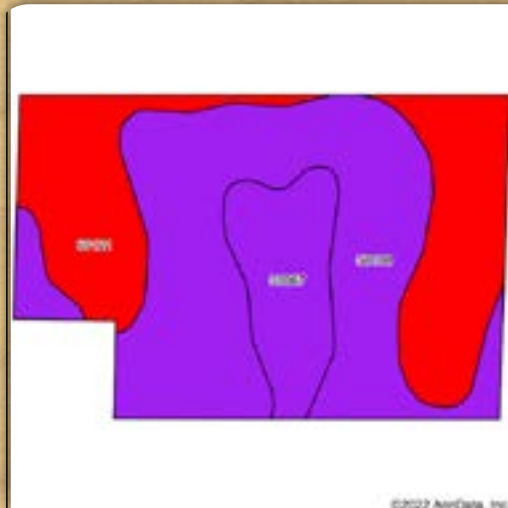
Source: USGS 3 meter dem
Interval(ft): 2



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.



Soil Map



State: **Missouri**
 County: **Callaway**
 Location: **23-46N-11W**
 Township: **Guthrie**
 Acres: **59.18**
 Date: **12/31/2022**



Soils data provided by USDA and NRCS.

Area Symbol: M0027, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	30.66	51.8%		IIIe	60	60	55	48	
60121	Goss-Gasconade-Rock outcrop complex, 5 to 35 percent slopes	20.52	34.7%		VIIe	30	30	18	19	
30067	Garin silt loam, 3 to 9 percent slopes, eroded	8.00	13.5%		IIIe	66	66	58	51	
Weighted Average						4.04	*n 50.4	*n 50.4	*n 42.6	*n 38.4



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Property Location Map

