

MLS# 10048252

\$1,188,000

Steve	Logan Schl Rd – NwFlorence	13,14,23,2	47N	5W	Montgomery	\$1,224,000
Agent	Location (Nearest Town)	Sec	Twp	Range	County	Price

## Judy Warden Real Estate, Inc.

234 East Second St., Hermann, MO 65041

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**Specializing in Rural Properties**



Lots	360 Ac m/l	School District	Hermann/Montg.	<b>THIS IS THE FARM YOU'VE BEEN WAITING FOR!!!</b>
Cultivation	35 Ac.m/l	County	Montgomery	
Pasture	15 Ac. m/l	Taxes	09) \$272	
Wooded	310 Ac. m/l	Possession	Closing	
Terrain	Gently Sloping	Electric	NA	
Fences	Some	Gas	NA	
Ponds	NA	Restrictions	NA	
Creek	Yes	Easements	Road Right Of Way/Utilities	
Lake	Yes	Mineral Rights	Intact	
River	NA	Financing	NA	
Springs	NA	Signs	Yes	<b>ADDITIONAL ADJOINING 46 ACRES CAN BE PURCHASED ALSO, PLEASE SEE MLS# 10043001</b>
Cistern	NA	<b>APPROXIMATELY 50 ACRES OPEN IN CORN, BEANS, ALFALFA, CLOVER AND SWITCH GRASS</b>		
Well	NA			
Road Frontage	Logan School			<b>SEVERAL BOX BLINDS, HANGE ON STANDS AND LADDER STANDS WILL BE LEFT ON PROPERTY</b>
<b>360 ACRES OF PRIME HUNTING GROUND IN SOUTHERN MONTGOMERY COUNTY</b>		<b>THIS FARM HAS BEEN INTENSELY MANAGED FOR DEER &amp; TURKEY HUNTING</b>	<b>HUNTERS – HUNTERS – HUNTERS!!!</b>	

Information herein is not warranted and subject to change without notice. We assume no liability for errors.

