

LAND FOR SALE

# A TRUE TURN-KEY 40 ACRES IN CALLAWAY COUNTY, MISSOURI

PRICE: **\$498,880**  
COUNTY: **CALLAWAY**  
STATE: **MISSOURI**  
ACRES: **40**



## PROPERTY FEATURES

- Established food plots
- A pond
- A 11,52 sq. ft. house that has been updated
- 24'x24' great room
- 28'x32' building with concrete floors, with 240 electricity
- Additional shed
- 60 minutes from the metro
- 45 minutes from Columbia, Missouri
- Minutes from Whetstone Conservation Area
- City water
- Gigabyte fiber
- Lots of deer and turkeys

For more information, contact:

**STEVE WARD**, Land Agent

**314.325.1577** | [SWard@MidwestLandGroup.com](mailto:SWard@MidwestLandGroup.com)

**MidwestLandGroup.com**



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.