

12015 Manchester Road  
St. Louis, MO 63131



email: leon@leonmillerco.com  
tel: 314-966-4100  
toll free: 800-969-4102

website: [www.leonmillerco.com](http://www.leonmillerco.com)

**#CC40**

**Acres:** 40 Acres & Home

**Price:** \$249,500

**Location:** About 15 miles west of Montgomery City, MO

**Description:** 32 Acres Woods  
7 acres of pasture  
1 acre in homes and improvements

### PROPERTY DATA

**Utilities:** Deep well r

**Zoning:** Agriculture

**Taxes:** \$1,149

**School Dist:** Callaway R-1r

**Improvements:** Home, chicken house, storage shed and horse shelter

### LAND DATA

**Total Acres:** 40 Acres

**Tillable Acres:** None

**Pasture Acres:** 7.5 Acres

**Timber Acres:** 32 Acres

**Streams:** Bachelor Creek

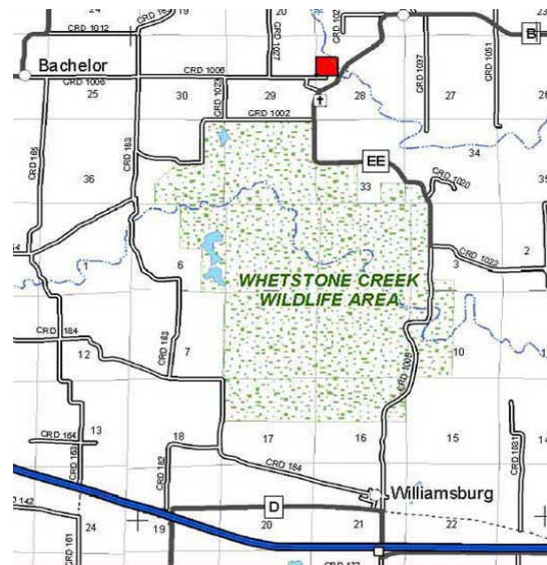
**Ponds/Lakes:** 1

**Building Acres:** .5 acres

**Topography:** Level to varied



40 Acres in Callaway Co., MO - 1,740 sq ft with full basement



40 Acres in Callaway Co. MO - Map

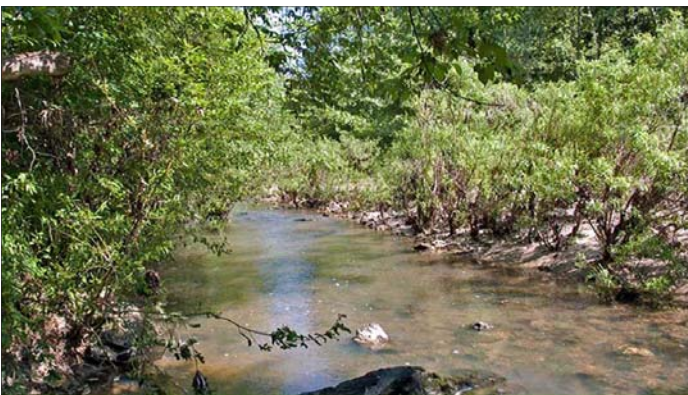
### Data Notes:

Brief Description - Section 28 Twp 49 N R 7 W.;

**Driving Directions from Montgomery City:** At Highway B & Highway 19 (North Edge of Montgomery City) go west about 11 miles to Highway EE. Then south on EE about 1.5 miles, then west on Co. Rd. 1006 to Bachelor Creek Road. Turn right and go to second driveway on left. **Directions from Williamsburg:** Go north on Co. Rd. 1005 to Highway EE. Continue north about 2 miles to Co. Rd. 1006 Turn left and go west to Bachelor Creek Rd. Turn onto Bachelor Creek Road Property is the second driveway on the left.



40 Acres in Callaway Co., MO - Aerial photo



40 Acres in Callaway Co., MO - Bachelor Creek on property



40 Acres in Callaway Co., MO - private driveway to the home