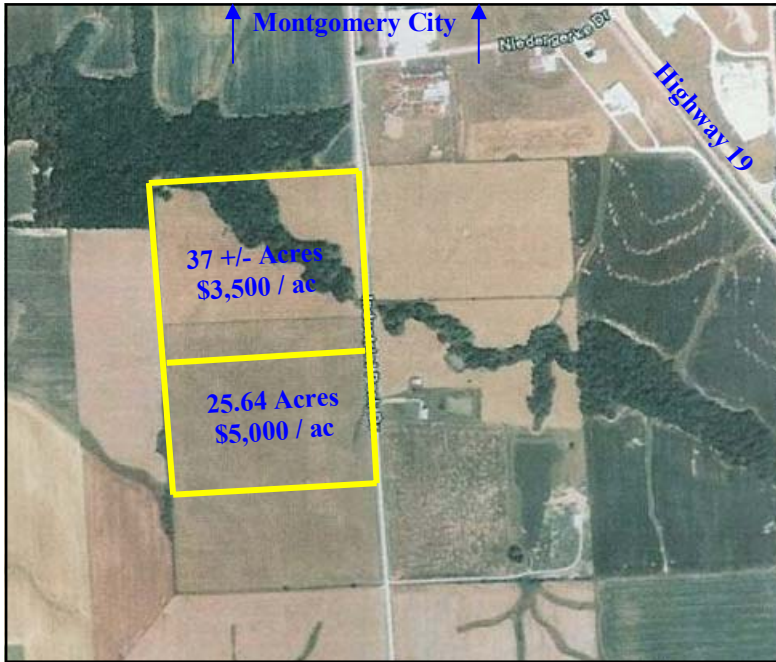


FOR SALE

25 & 37 Acres of Montgomery



GREAT HORSE PROPERTY!

- Mostly open pasture
- Gently rolling acreage
- Ideal for horses
- Public water!!!
- Outbuilding on 37 acres
- Montgomery School District

**INDUSTRIAL PARK DRIVE
MONTGOMERY, MO 63361**

25.64 ACRES - \$5,000 / AC

37 +/- ACRES - \$3,500 / AC



37 acres with outbuilding



This property is a great for nice, spacious home sites! Beautiful open, rolling pasture with some fencing makes this acreage perfect for custom home sites with room for horses. The 37 acre tract has a nice size outbuilding. Located inside city limits & just minutes from 70.

Directions: Take 70 West to the Hermann/New Florence exit, Exit 175. Turn right onto Hwy 19 & go north toward Montgomery City for 5 miles. Look for a water tower on your left, across from a Dollar General. Turn left by water tower on Niedergerke Dr & go to Industrial Park Dr. Turn left on Industrial Dr. (street sign says Bobwhite) for 1/2 mile to both properties on right, 37 acres first, then the 25 acres. Watch for Westbound Real Estate signs.

For more information please contact:
Philip Reid or Michelle Smith 636-456-5922