

# 70± Acre Missouri Recreational Land & Home for Sale - Callaway County

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**PROPERTY ADDRESS:**

7050 County Road 409  
 Fulton, MO 65251

**PRICE:** \$399,000

**ACRES:** 70

**COUNTY:** Callaway

**PROPERTY HIGHLIGHTS:**

- 1500' Creek Frontage
- Multiple Sandbars
- Marketable Timber
- Mobile Home & Deep Well
- South Callaway Schools
- 4 Miles to Fulton

**PROPERTY DESCRIPTION:**

Here is your chance to snag a great piece of recreational ground with long term use. These 70 acres lay only a few miles south of Fulton but are still extremely secluded. The property is comprised of hardwood timber and scattered cedars. There are multiple trails and limited underbrush make it a nice property walk. There is a trail that leads down to Stinson Creek and the 1500' of creek frontage that would be yours. The creek is wide and deep with multiple sandbars to enjoy an afternoon in the water. There is a 3 bed, 2 bath doublewide that is currently tenant occupied month to month. You could leave the lease in place as an investment or make it your own home, weekend cabin, or homestead. South Callaway Schools and proximity to Fulton make this property great as your year-round residence as well, with plenty of elbow room. Seller may divide



**PRESENTED BY:**

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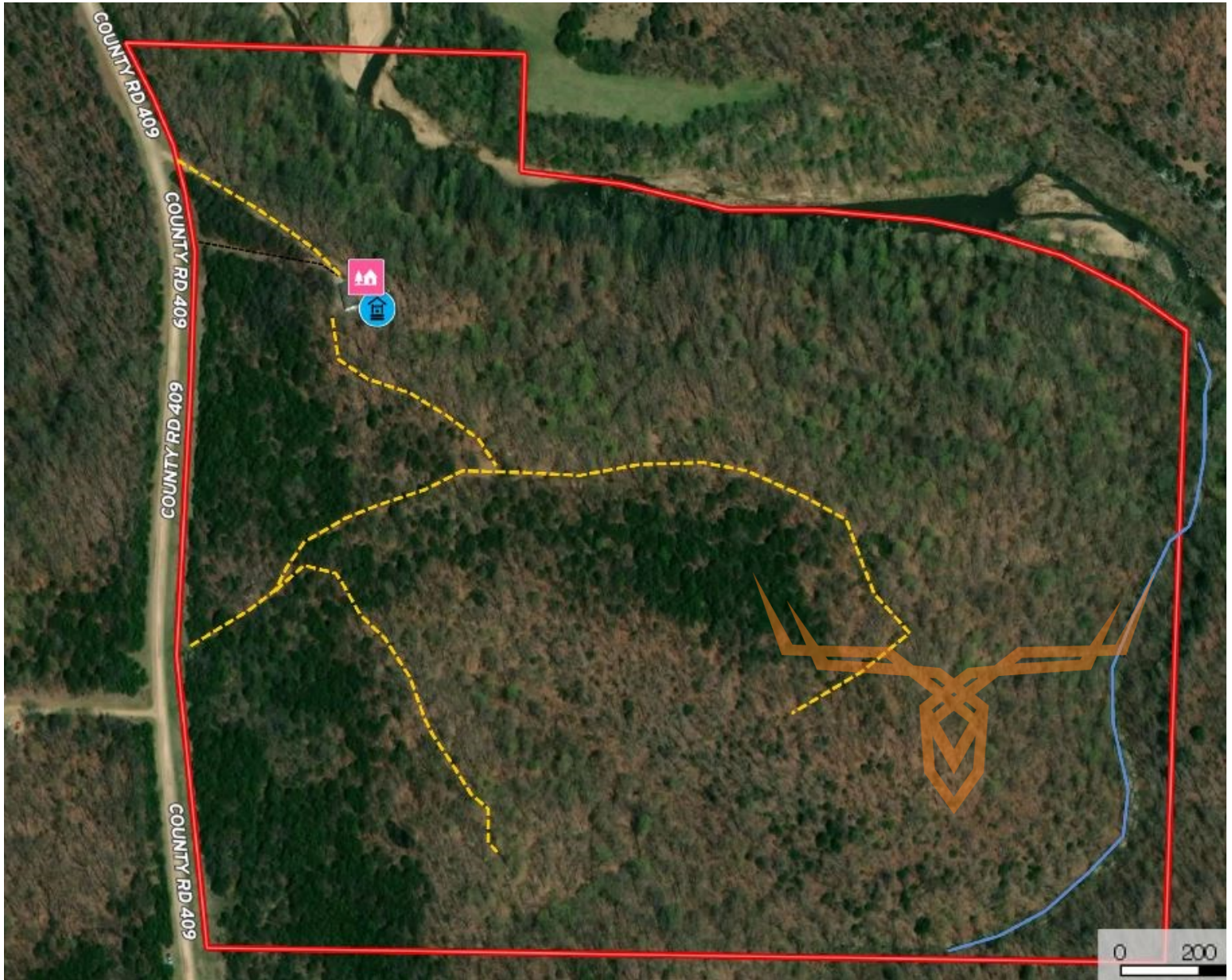




**T R O P H Y**  
PROPERTIES AND AUCTION  
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals