



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Montgomery County Missouri Land for Sale at Auction - Blackburn Farm

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:
199 Elkhorn Creek Road
Montgomery City, MO 63361

ACRES: 107±
COUNTY: Montgomery

AUCTION DETAILS:

Positively Sells to the Highest Bidder!

Bidding Ends Thursday, May 29th at 10AM.

These 108± flat to gently rolling acres are conveniently located 3 miles northeast of Montgomery City. The Farm Service Agency figures there to be 65.93 acres of cropland with the soils consisting mostly of Putnam silt loam, Twomile silt loam, and Belknap silt loam. The remaining acres consist of mature woods, wooded draws, and Elkhorn Creek. The Blackburn Farm represents highly productive farmland, outstanding hunting and recreation, and home-sites. The real estate is easily accessible on Elkhorn Creek Road and is approximately 45 minutes from Wentzville, 1 hour to the Chesterfield Valley, and under an hour from Columbia, MO.

Tract 1:

- 73± acres
- 40± acres of cropland
- Soils consisting mostly of Putnam, Twomile, and Belknap silt loams
- NCCPI of 66.96
- Mature woods
- Elkhorn Creek
- Hunting and Recreation
- Home-sites

Tract 2:

- 35± acres
- 30± acres of cropland
- Soils consisting mostly of Twomile and Belknap silt loams
- NCCPI of 68.27
- Elkhorn Creek
- Hunting and Recreation
- Home-sites



PRESENTED BY:

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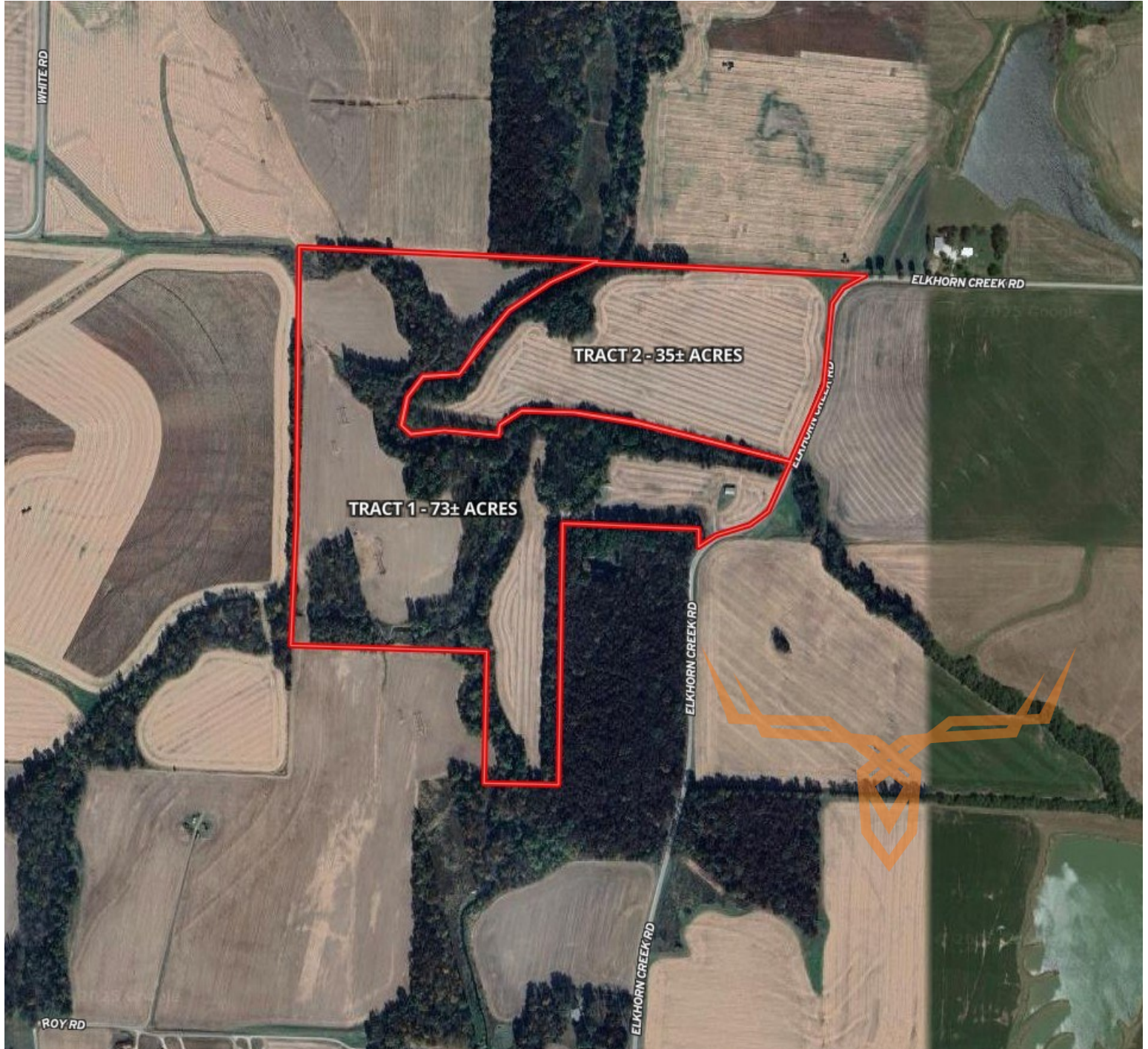
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.