

Listings as of 06/28/2024 at 11:25 AM

Client Detail Report

Property Type: Acreage & Farms

State Road D & Co. Rd. 4055, Rhineland 65069

L Price: **\$299,000**

MLS #: **24040833** Status: **Incoming**

County: **Callaway**

Area: **Callaway County**

Muni/Twp: **Unincorporated**

SubD: **None**



General Property Information

Type: Acreage Rural, Recreational	Cross St:	Beds: 0	CDOM:
Lot Acres: 52.000 (County Records)	Lot Num:	Baths: 0 (0 0)	Frm Age:
Taxes Pd: \$36	Sct/Twn: S27/T46N/R7W	Age:	Dual Age: N/A
Tax Yr: 2023		Zoning: Callaway County	Sqft: 0
Elem Schl: South Callaway Elem.		Poss: At Closing	
Jr. High: South Callaway Middle		Lic Sell:	
Sr. High: South Callaway High		Ownership: Private	
Schl District: South Callaway Co. R-II			

Room Information

<u>Total Rooms</u>	<u>Bedrooms:</u>	<u>Full Baths</u>	<u>Half Baths</u>
# Rms:	Main Beds:	Main Bths:	Mn Bths:
M & U Bds: 0	Up Beds:	Up Bths:	Up Bths:
M & U Bths: 0	Low Beds:	Low Bths:	Lw Bths:
<u>Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Flooring</u>
			<u>Window Covering</u>

Details

Tillable Ac:	Pasture Ac:	Wooded Ac: 52.00	Extr Bed:
# Fp: 0	Garage Info:	#CrpSp:	Cbl Avl:
Conditions: Other		Easments:	
Main Resi: None		Ht Src:	
Architect: Other		Water: Public	
Fencing:		Sewer: Other/None	
Rd Surface: Asphalt, Gravel Rock		Utilities: Water	
Rd Frntge: 1,500.00		Propane:	
Disclos: Flood Plain No, Unincorporated			
Rd Access: County Road, Gravel, Paved, State Highway			
Curr Use: Recreation, Unused/Nat State/Und			
Poss Use: Hunting/Fishing, Manufactured Home, Recreation, Residence			
Construct: Other			

Presented By: David Hartman Phone: 314-609-8889

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

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David Hartman
Hartman Real Estate
david@hartmanrealestate.com
314-609-8889

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Sale Incl: **Hunting Rights, All Mineral Rights**

Topogrphy: **Hilly, Wooded**

Base Dsc: **None**

Docs at Off: **Aerial Photo**

Remarks

Mrk Rmks: **52 WOODED ACRES in Callaway County fronting on Highway D and County Road 4055, just off of Hwy 94. Easy access into property. Excellent hunting, nice timber and big valley with lake site! Great building site for your future home or cabin! Existing camp site! ATV trails! County water is available. Electric nearby.**

Directions: **From Hermann take Hwy 19 North to left on Hwy 94 W to right on Hwy D to property on the right at Hwy D & County Road 4055. Signs on property.**

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