

Rut-N-Strut
TBD County Road 4055
Rhineland, MO 65069

\$445,000
65.77± Acres
Callaway County



Rut-N-Strut
Rhineland, MO / Callaway County

SUMMARY

Address

TBD County Road 4055 null

City, State Zip

Rhineland, MO 65069

County

Callaway County

Type

Recreational Land, Hunting Land

Latitude / Longitude

38.765 / -91.6636

Taxes (Annually)

\$45

Acreage

65.77

Price

\$445,000

Property Website

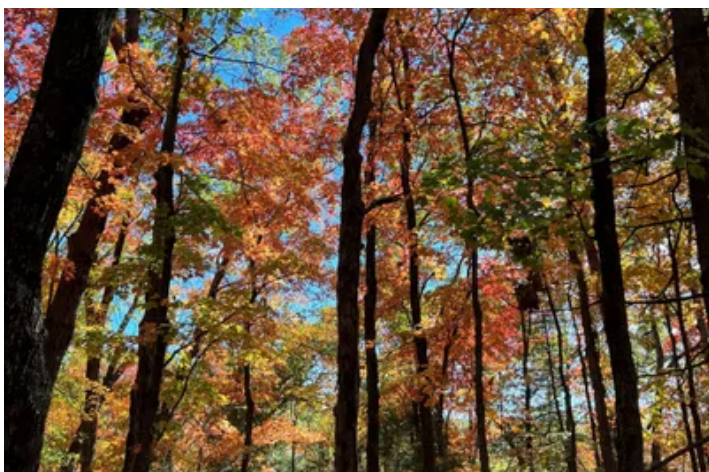
<https://livingthedreamland.com/property/rut-n-strut/callaway/missouri/96426/>



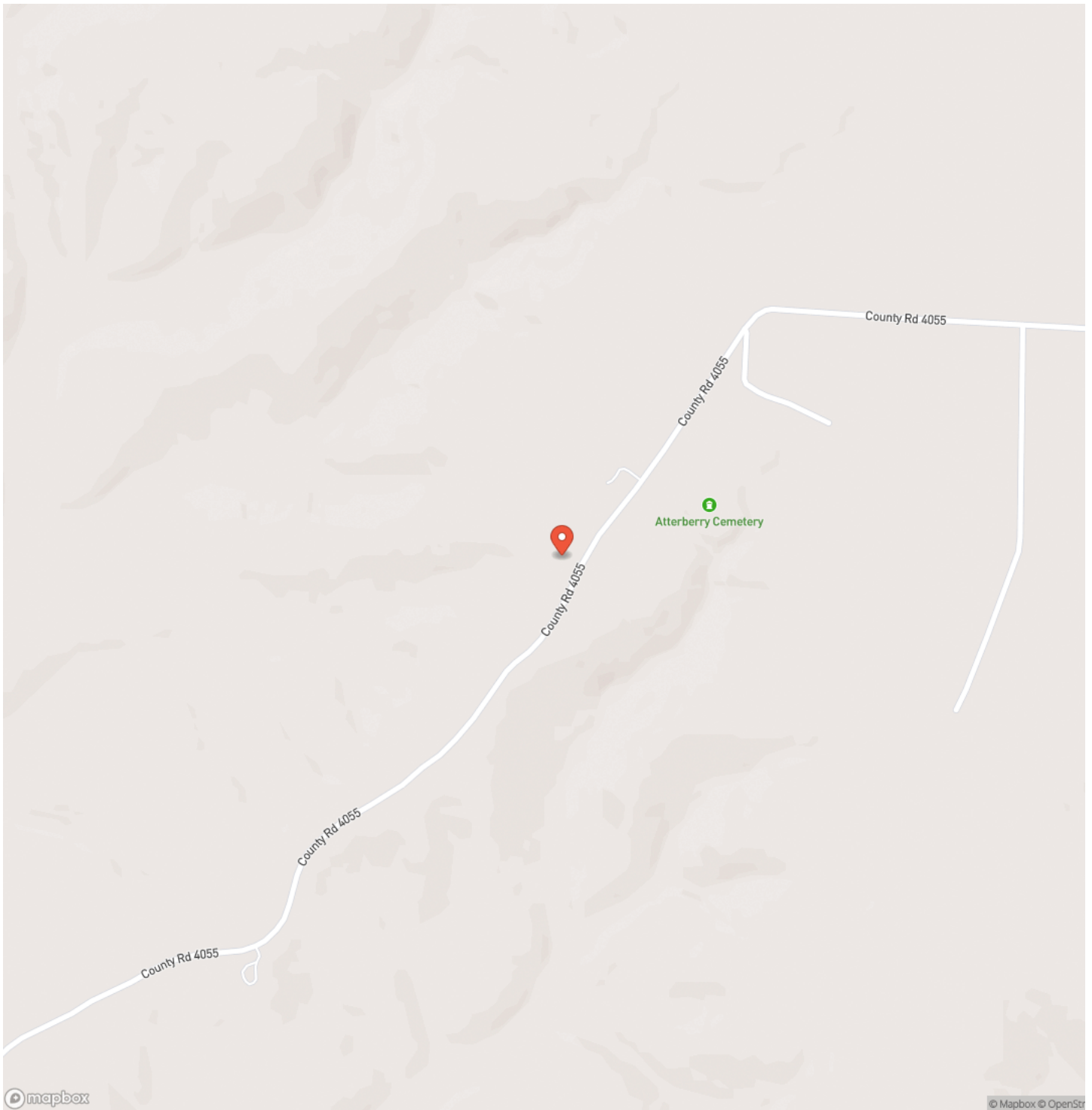
PROPERTY DESCRIPTION

This 65.77 +/- acre hunting tract in Callaway County is a true sportsman's paradise, located just 28 minutes from downtown Hermann and approximately 1 hour from Chesterfield Valley. Loaded with massive whitetail deer and strong turkey populations, this property offers excellent habitat and proven wildlife activity throughout the seasons. The land is predominantly wooded, providing ideal cover, natural travel corridors, and multiple excellent stand locations for serious hunters. Two wet-weather creeks run through the property, supplying a reliable natural water source and enhancing wildlife movement. Adding to the uniqueness of the land is a sunken cave, an uncommon and interesting natural feature that further sets this tract apart. The property includes onsite electric access, several beautiful potential homesites, and an impressive 900-foot driveway leading into the property—perfect for a secluded campsite, cabin, or hunting lodge. A recently constructed ATV/UTV trail extends to the back of the property and leads to a newly established 1 to 2 acre food plot, already enhancing the property's hunting potential. With direct access right off a county road, the property is easy to reach while still offering the privacy and seclusion hunters desire. Located near the quiet river towns of Portland and Rhineland, Missouri, this property is an outstanding opportunity for a dedicated hunting tract, recreational getaway, or long-term land investment. Quality hunting properties like this in Callaway County don't come along often—don't miss your chance to own a premier Missouri hunting property.

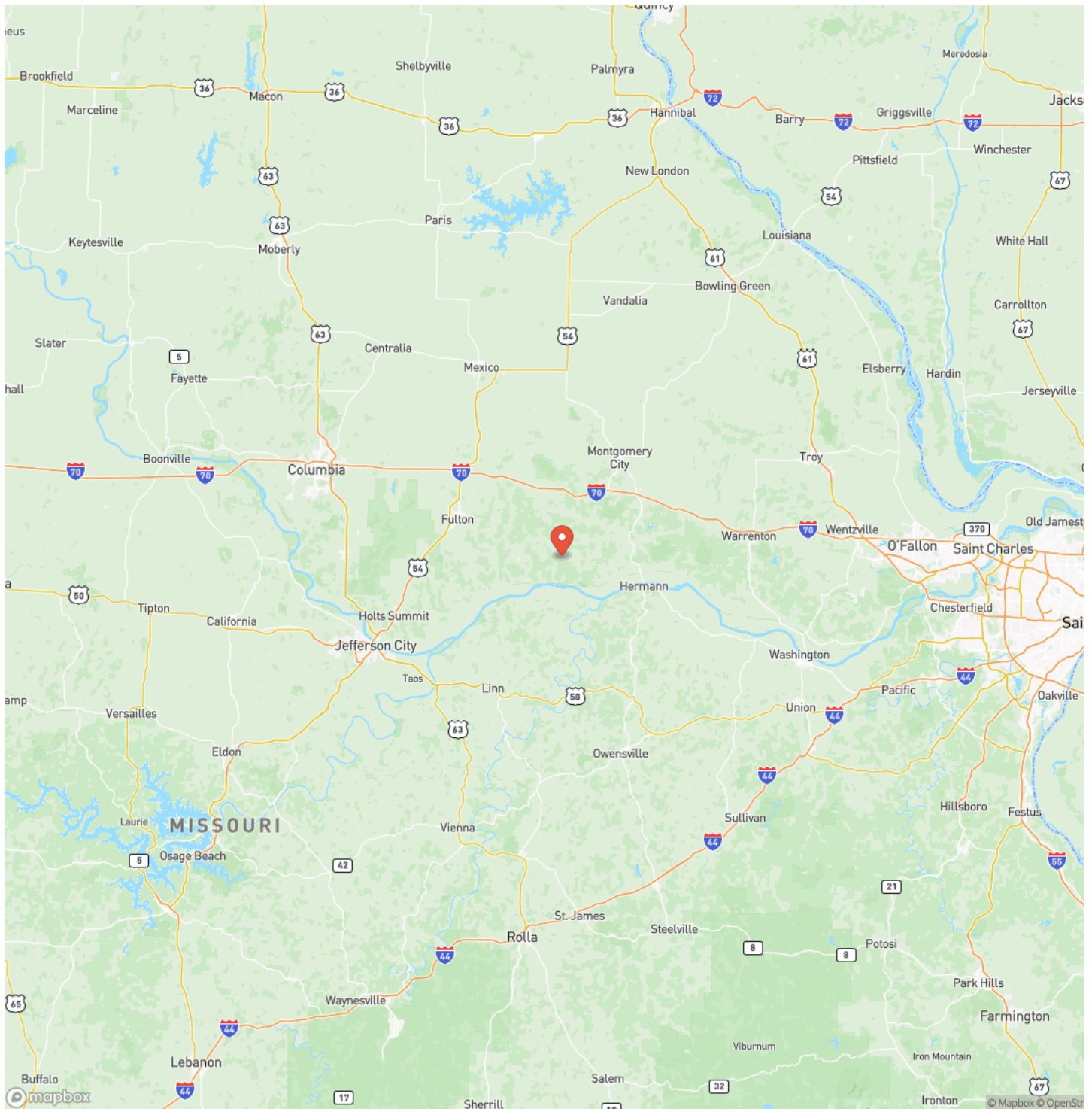




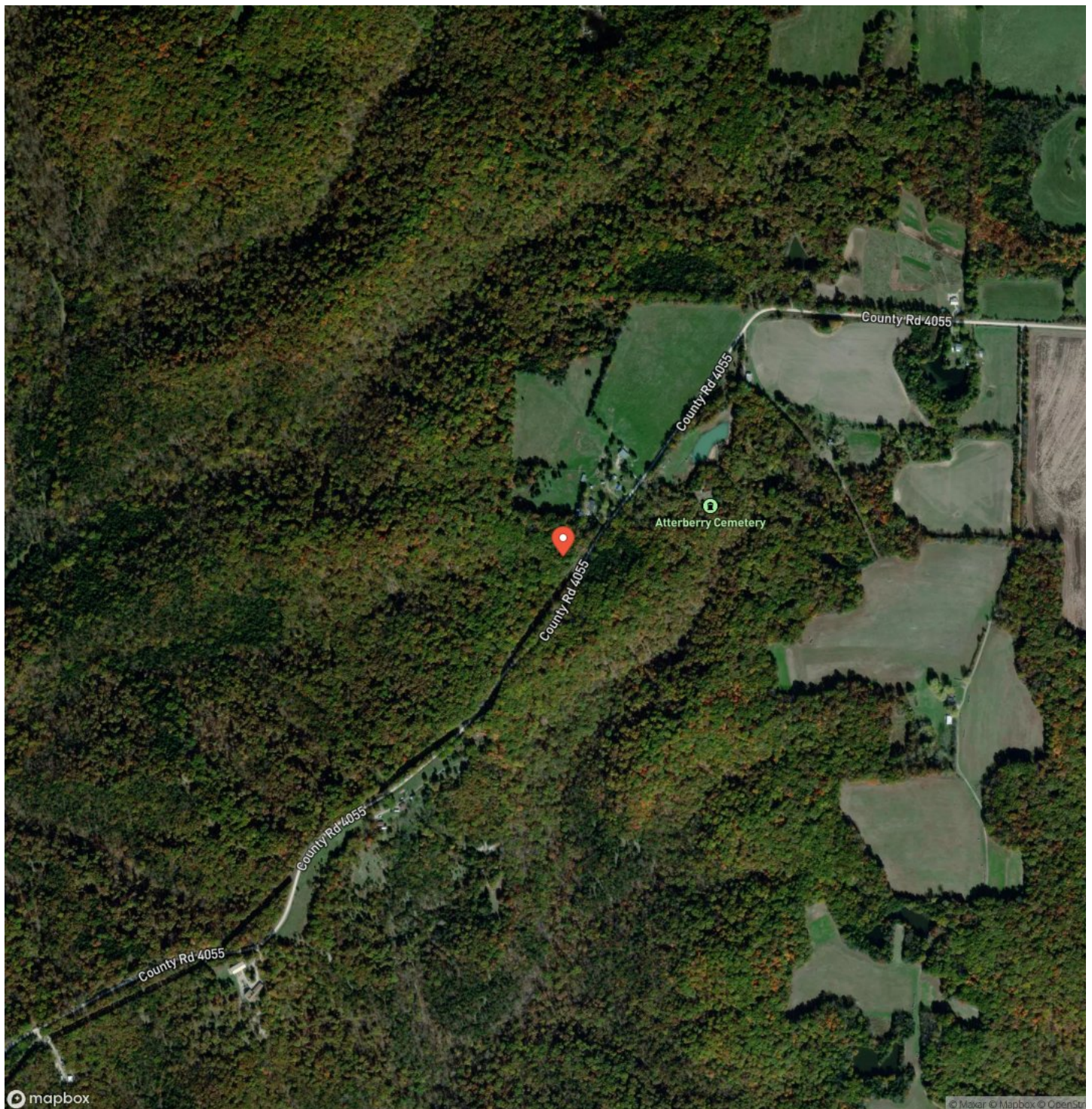
Locator Map



Locator Map



Satellite Map



For more information contact:



D.W. Hindman

Mobile

(314) 486-3500

Office

(855) 289-3478

Email
dwlivingthedream@gmail.com

dwlivingthedream@gmail.com

6485 N Service Rd

City / State / Zip
Leasburg, MO 65535

Leasburg, MO 65535

NOTES



[illegible]

MORE INFO ONLINE:

<https://livingthedreamland.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

