

# FOR SALE 41.06 HONTGOMERY COUNTY, MO



# 41.06+/- ACRES · MONTGOMERY COUNTY, MO

LISTING PRICE: \$328,480



#### DESCRIPTION:

KWK Tract 5 offers 41.06+/- acres of bottomland timber, featuring gently rolling terrain and excellent access from both the north and south. With frontage on Collins Road along the northern boundary, you'll find convenient entry into the bottoms where Brush Creek meanders through the heart of the property, adding scenic value, natural habitat, and year-round water.

In addition to the northern road access, this tract also includes southern access from Abbott Road via a private easement. This southern entry point leads by vehicle to the top of the bluff face overlooking the property, giving you elevated views and a potential spot for a secluded build or hunting camp.

Whether you're looking for a recreational retreat, a strategic hunting tract, or simply a slice of timber ground with water and access, KWK Tract 5 is a unique offering with hard-to-find features in this area.



## 41.06+/- ACRES • MONTGOMERY COUNTY, MO LISTING PRICE: \$328,480



#### **PROPERTY FEATURES:**

- Brush Creek Access
- Northern and southern access
- Collins Rd access
- Hardwood timber bottoms
- North facing bluffs
- Great whitetail history in the area
- 30 minutes from Troy.

## PROPERTY ADDRESS:

TBD Collins Rd

### **DRIVING DIRECTIONS:**

Head southwest on State Hwy 47 N, Continue straight onto State Hwy A, Continue onto State Hwy DD/Main St, Continue to follow State Hwy DD, Turn right onto Collins Rd





## 41.06+/- ACRES · MONTGOMERY COUNTY, MO

LISTING PRICE: \$328,480



KWK West Side Tracts Missouri, AC +/-







The information contained herein was obtained from sources deemed to be reliable. Land id <sup>10</sup> Services makes no warranties or guarantees as to the completeness or accuracy thereof.

## | D Boundary 41.05 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
67520	Cedargap gravelly silt loam, 0 to 2 percent slopes, frequently flooded, cool	20.33	49.51	0	56	3w
60101	Gasconade-Rock outcrop complex, 14 to 50 percent slopes, rubbly	8.1	19.73	0	4	7s
60083	Crider silt loam, 5 to 9 percent slopes	5.97	14.54	0	76	3e
30205	Snead silty clay loam, 9 to 14 percent slopes, eroded	1.97	4.8	0	47	4e
54005	Twomile silt loam, 0 to 2 percent slopes, rarely flooded	1.92	4.68	0	69	3w
64041	Weller silt loam, terraces, 5 to 9 percent slopes, eroded	1.63	3.97	0	73	3e
60103	Gasconade-Rock outcrop complex, 9 to 70 percent slopes, very stony	0.54	1.32	0	4	7s
60086	Crider silt loam, 9 to 14 percent slopes, eroded	0.35	0.85	0	69	4e
66072	Cedargap silt loam, 0 to 2 percent slopes, occasionally flooded	0.2	0.49	0	74	2s
64040	Weller silt loam, terraces, 2 to 5 percent slopes	0.04	0.1	0	81	2e
TOTALS		41.05( *)	100%	-	49.03	3.89

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability										
	1	2	3	4	5	6	7	8		
'Wild Life'	•		•	•	٠	٠	•	•		
Forestry	•		•	•	•	٠				
Limited	•	٠	•	٠	٠	٠	٠			
Moderate	•	•	•	٠	•	٠				
Intense	•	٠	•	•	•					
Limited	•		•	•						
Moderate	•									
Intense	٠									
Very Intense	•									
Grazing Cultivation										

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

**KWK West Side Tracts** Missouri, AC+/-







KWK West Side Tracts Missouri, AC +/-





Easement

Boundary

Wetlands

Riparian

id.

The information contained herein was obtained from sources deemed to be reliable. Land id<sup>10</sup> Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Travis was born and raised just outside of Middletown, Missouri. He spent his childhood in the outdoors hunting and working on the family farm. After graduation, he hit the road as a pipefitter hunting from state to state on his days off. In 2021 Mr. Owen moved back to Missouri purchasing his first piece of ground with his wife in Lincoln County, MO. During the off-season, he enjoys improving the habitat for the local wildlife and has extensive knowledge on timber stand improvement, invasive species removal, or putting fire to use on the landscape. Travis has a wealth of outdoor knowledge from hunting, farming, and dirt work and a passion for helping others succeed no matter what their goals are. From setting up a property for more efficient hunting and a higher likelihood of encounters with target game species, to solving erosion problems with soil conservation efforts, or creating land improvements he is eager to help you every step of the way in your Eastern Missouri land intentions.

Travis was extremely helpful. Very eager to help us find the perfect place for our family. He was very patient with all of our questions and answered them very thoroughly. You can tell he really enjoys his job and getting people their forever home!"



