

# LAND

# FOR SALE

Callaway County, MO

**23.47**  
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



## JOE ORF

### 636-290-5206

JoeOrf@HighPointLandCompany.com

Real Estate License:  
2023013835

109 E Main St  
Perry, MO 63462



## HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM







# Summary of Property

## 23.47+/- Acres • Callaway County, MO

**Listing Price: \$164,290**

### **DESCRIPTION**

High Point Land Company is honored to bring to market 23.47 +/- acres located in Callaway County, MO, offering outstanding recreational opportunities with an IDEAL building location! This timber tract lays just 1 mile North of Portland, MO and the Missouri River in Southeast Callaway County. There is an abundance of wildlife including deer and turkey that call this timber tract home! Take a look at the trail camera history proving that this small acreage produces BIG bucks, and the quality genetics in the area! Mature timber can be found throughout the property, along with cedar thickets, and 2 creeks that run west/east providing wildlife with cover and water year round.

Looking to build your dream home on acreage? Look no further! With over 700ft of Hwy 94 road frontage, along with access to water and electric makes this the perfect country living location!

### **Property Address:**

TBD State Road D, Portland, MO 65067

### **Property Features:**

- Buildable
- Water
- Electric
- Excellent Hunting
- Wooded
- Creeks
- Blacktop Road Frontage

### **Driving Directions:**

From Portland, take Hwy 94 east approximately 1 1/4 miles. Property will be on the left hand side just before Hwy 94 / State Route D intersection.



75,000  
ACRES SOLD

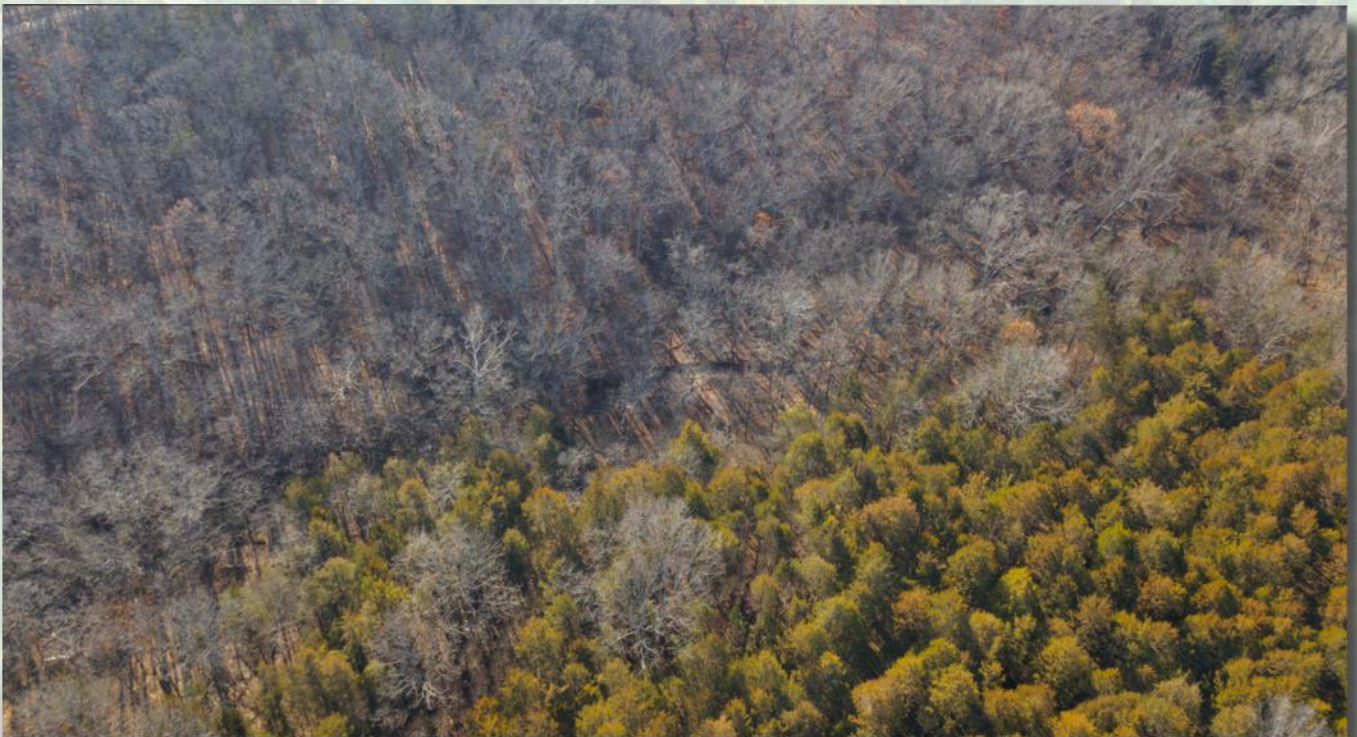
# Property Photos





75,000  
ACRES SOLD

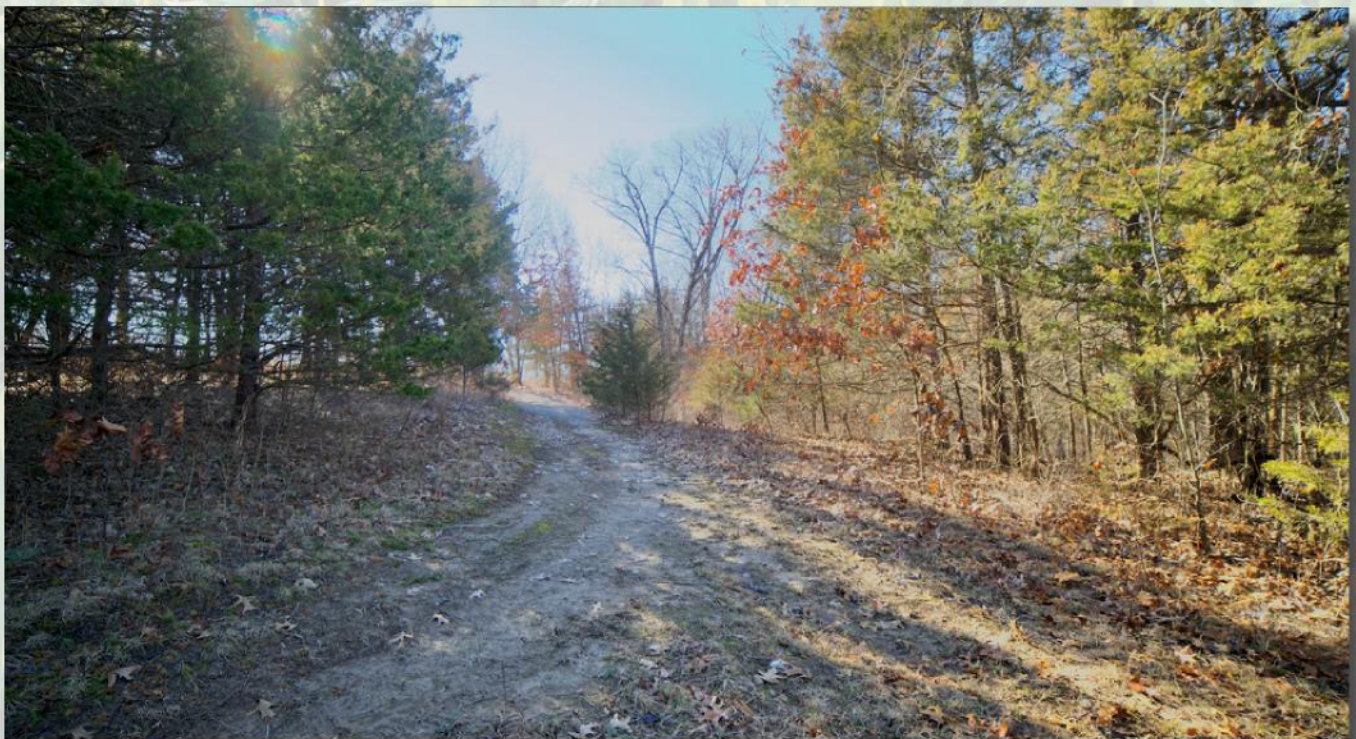
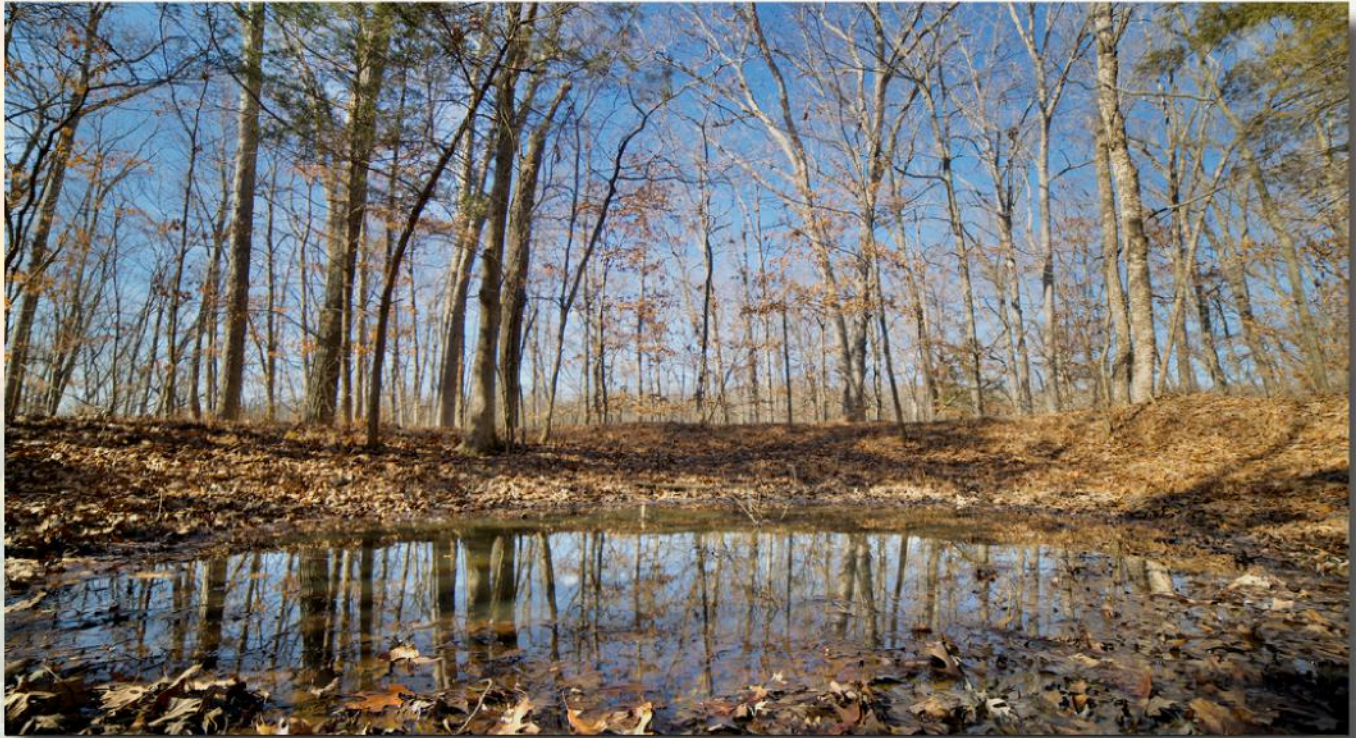
# Property Photos





75,000  
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# Aerial Map



 Boundary

0 200 400 600 800ft



75,000  
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# Water Map







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