



IDEAL FOR CROPS, CUSTOM HOME OR DEVELOPMENT

**36.40 acres
\$8,000/ac**

**State Hwy MM
Middletown, MO 63359**



Google Coordinates:
39.104106786111785, -91.39299462981197



ABOUT THIS PROPERTY

36.40 acres of gently rolling farmland in a beautiful rural setting! This may be the perfect fit for your own family compound with blacktop road frontage and no HOA fees. Whether you're a developer looking to create 3–5 acre home sites, or a buyer searching for the ideal property to build your custom home, this land offers endless potential and plenty of room for recreation, crops or horses.

DIRECTIONS

70 W to exit 179 for MO-F N/High Hill. Right on Hwy F, left on Booneslick Rd/Old US 40 W for 0.2 miles. Right on Hwy F, follow for 8 miles, left on Hwy V for 3.5 miles. Right on MO-161 N for 7.2 miles, right on Hwy MM, turn right after 1.9 miles to stay on Hwy MM, property on the right.

www.LandToday.com

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PROPERTY FEATURES

- Great for Development
- Level Acreage
- Perfect for Custom Home
- Blacktop Frontage
- Wellsville School District
- Taxes: \$128 for 2025

PHIL REID
Owner/Broker
314-486-8642

