

**Weber Farm Road**  
Montreal, MO 65591



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**MLS# 3577850**



**\$540,000**

Incredible opportunity to own 90.52 acres of highly desirable ground featuring approximately 2,700 feet of frontage on the scenic Glaize Creek. This diverse property offers a blend of beauty, functionality, and location. Around 65 acres of fertile bottom ground provide excellent potential for grazing cattle, hay production, or other agricultural uses. The remainder is mostly wooded with established trails, offering privacy, natural beauty, and great hunting or recreational potential. A portion of the property borders the Toronto Springs Conservation Area, which adds to the privacy and connects you to almost 900 acres of protected land. With easy access to public ground and canoe entry points into Glaize Creek, this property is a dream for outdoor enthusiasts. Whether you're looking for a working farm, hunting retreat, or a truly special place to build your future home, this is a rare find in a peaceful setting. Sometimes the Glaize Creek will get out of its banks for a day or two. Acreage taken from reassessment map. Once surveyed, price to be \$6,000 an acre.



**Robert G Kupfer DR**

Coldwell Banker Lake Country

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