

**24 AC Weber Farm Road**  
Montreal, MO 65591



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MLS# 3584498



**\$90,000**

24 acres on Weber Farm Rd in Montreal offering a versatile mix of open ground and timber. As you enter the property, you re welcomed by a cleared area of just over an acre with a moderate slope an ideal setting for a home site overlooking expansive pasture ground and enjoying a peaceful rural view. From there, the acreage transitions into mature woods with a roadway already cut in, providing access deep into the property. A second secluded clearing offers another potential building location tucked away for added privacy. The balance of the land features quality hunting terrain, established trails, a passable internal road, and a wet weather creek winding through the property. Whether you re looking for a private homesite, recreational getaway, or hunting tract, this property offers flexibility and room to make it your own. Some minor deed restrictions. Manufactured or modular home on a fixed foundation. Shouse ok, no trailers or single-wide. No junk or inoperable cars or equipment outside. Pets must be kept on your property. No tracts less than 10 acres. \$100.00 year road maintenance assessment.



**Joseph Cope**

Coldwell Banker Lake Country

For full listing details, please scan:

