



**9540 County Road 445, Callaway County, Missouri, 53.00 Acres**

**\$649,000**

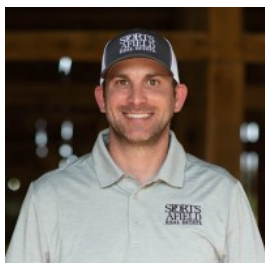
- Equestrian, House

Check out this stunning property in Callaway County! This well-maintained home sits on 53 gorgeous acres on a quiet road just a few miles from South Callaway High School! The 2350 sq. foot home consists of 5 bedrooms and 2 full baths with a beautiful connecting kitchen/family room. The spacious 33x23 garage offers a 12 foot and 8 foot electric garage door along with 17 foot ceilings giving you plenty of space for all your needs. There is approximately 15 acres of open pasture for running a cattle or creating great food plots. The property is currently set up to run about 12 cow/calf pairs. This area is known for great deer and turkey hunting, not being too far from the Missouri river bottoms. There are two other barns on property giving you ample space to park any equipment you may have. This property is conveniently located, being just 25 minutes to Jeff City and 15 minutes to Fulton. Come take a look!

**Main Info**

- Street Address : 9540 County Road 445
- Lot Size Acres : 53.00 Acres
- Postal / Zip Code : 65059
- Dwelling : Yes
- State / Province : Missouri
- County : Callaway
- Closest City : Mokane

**Broker Info**



## **Dale Struempf**

**Sports Afield Real Estate**

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Growing up on a cattle farm in rural Missouri has been the foundation for Dale's love of the outdoors and his appreciation for land. Whether it's for hunting, farming or crops, Dale can understand the value of any property. Dale's Christian background helped shape him into the generous, friendly and professional person he is today. As a young boy, Dale's outdoor addiction began by stalking trophy whitetails, chasing gobbling long beards and catching largemouth bass. The need for improved hunting inspired a cooperative effort to maximize both land profits and recreational opportunity. Transforming a century cattle farm into prime whitetail and turkey habitat was not an easy task, but now the family farm is flourishing with dozens of food plots, sanctuaries and abundant wildlife. Dale now finds himself on adventures all over the Midwest in pursuit of everything from migrating greenheads, to bow hunting wild boar, to limits of giant southern crappie. After graduating from Lincoln University, Dale started working in the residential remodeling industry. The planning, flexibility, and execution he learned through multiple and diverse projects allowed Dale to identify every potential gain or burden from multiple viewpoints. Dale's love for hunting, fishing and cultivating land has diversified his background and ingrained a valuable knowledge to maximize land potential. By combining both facets of his background, Dale decided to follow his dream as a real estate agent and land specialist. If you are looking to sell, Dale prides himself on his ability to identify and highlight characteristic that will make your land marketable. If you want to purchase your next great adventure or hunting oasis, Dale will work hard to find you just what you are looking for. This isn't just a way of life for him, it's his passion.

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