



## Flattail Farm

104.44 +/- Acres | Callaway County, MO | \$1,295,000



### ADDRESS

9633 County Road 464  
Portland, MO 65067

### LOCATION

From Herman/HWY 94:  
Continue west along HWY 94  
(19 miles)  
Turn right onto County Road  
464  
Property is on right hand side  
(cross over Katy Trail)

### PROPERTY SUMMARY

Welcome to Flattail Farm! This 104+ acre oasis has just about everything you could ask for with easy access from St. Louis or Jefferson City, two homes, outbuildings, food plots & pasture, maintained timber & trail system, hunting blinds, and much more! A breathtaking 2-bed/2-bath home provides a wonderful focal point to the property with finished concrete floors throughout, an open floor plan, a concrete safe room, oversized walk-in showers, pecan wood finishes, plus all kinds of other amenities! A second 2-bed/1-bath home with a 40x45' shop/garage provides a wonderful guest house or rental home. This house is complete with tile floors throughout, hickory cabinets, and a spacious floor plan. This property also boasts two large outbuildings. The larger of the two is insulated and has two oversized garage doors and a bathroom.

All of the above doesn't even begin to touch the recreational opportunities on this farm.

[nationallyland.com/listing/flat-tail-farms](https://nationallyland.com/listing/flat-tail-farms)



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