

UNDER CONTRACT



Moore Acres along HWY 54

33 +/- Acres (\$9,091/acre) | Callaway County, MO | \$300,000



ADDRESS

3301 Richland Heights Rd
Fulton, MO 65251

LOCATION

*GPS is accurate

PROPERTY SUMMARY

Discover this exceptional 72.2 ± acre property in scenic Callaway County, just minutes from Tanglewood Golf Course and conveniently situated with Highway 54 frontage. With direct access from a private road and available utilities, this versatile tract is ideal for development, a private estate, or a hobby farm. The land features a beautiful 1.75-acre lake and a tranquil 0.3-acre pond, offering peaceful water views and recreation potential. Approximately 14.5 acres are in open pasture, perfect for livestock or future homesites, while the remainder is covered in mature timber with large, established trees that provide privacy and natural beauty.

Residential development wise, this farm sits as raw land ready to be converted. Multiple development styles are possible. Water, sewer, electric, fiber optic and gas are available to the property. This property is located outside of city limits- all applications and density allowances would go through Callaway County Planning and Zoning.

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