

**Fulton Mini Farm**  
County Road 325  
Fulton, MO 65251

**\$130,000**  
13± Acres  
Callaway County



**Fulton Mini Farm**  
**Fulton, MO / Callaway County**

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**SUMMARY**

**Address**

County Road 325

**City, State Zip**

Fulton, MO 65251

**County**

Callaway County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

38.848 / -92.0318

**Taxes (Annually)**

38

**Acreage**

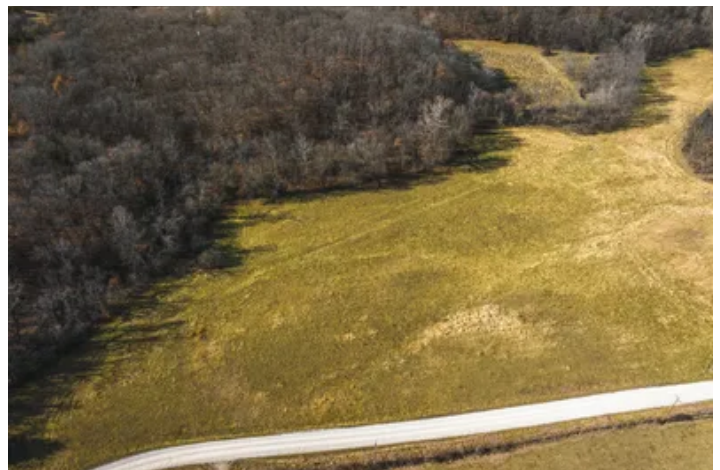
13

**Price**

\$130,000

**Property Website**

<https://livingthedreamland.com/property/fulton-mini-farm-callaway-missouri/49007/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**PROPERTY DESCRIPTION**

This 12.6ac property located less than 10min from Fulton and only 15min from Hwy 70 is almost entirely cleared and currently used for hay. Perfect location for horses! It offers 1000' of road frontage with access to water and electric, making it ideal for building. Additionally Mark Twain National Forest is less than a mile away adding a natural touch to this convenient and accessible piece of land. Explore this picturesque slice of the countryside and let your imagination run wild envisioning your dream home, barn and pasture.

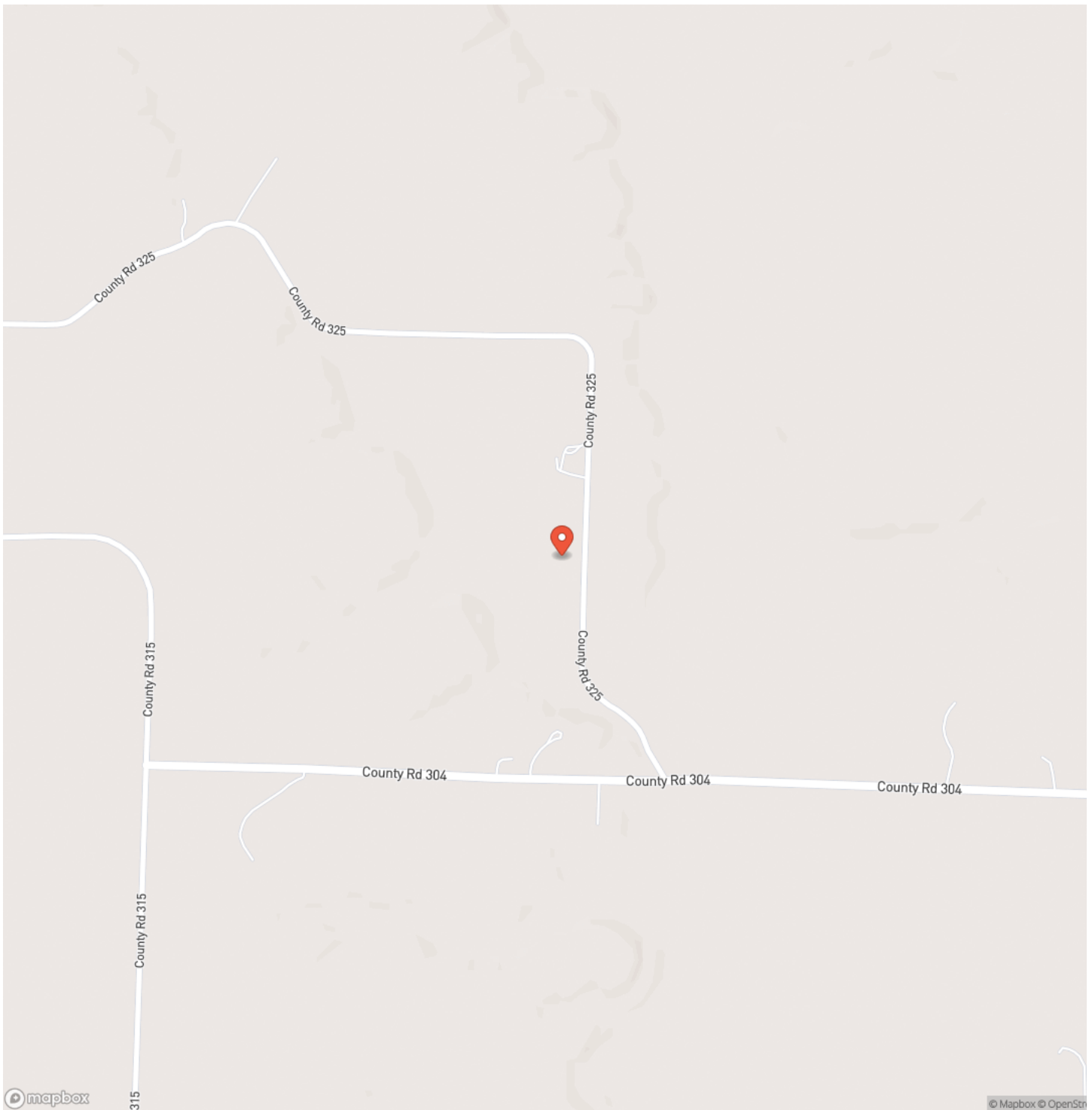


**Fulton Mini Farm**  
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## Locator Map

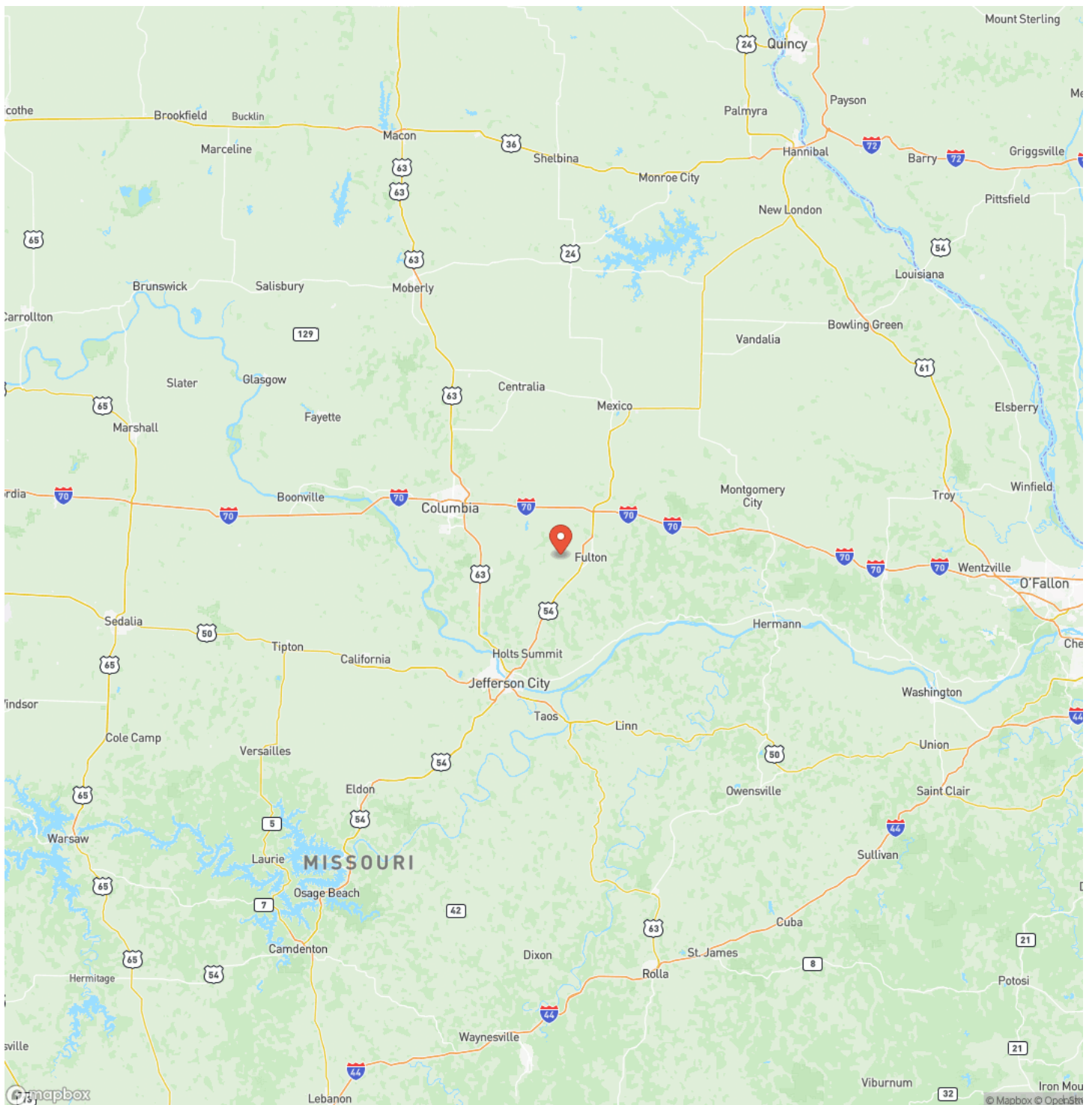


**MORE INFO ONLINE:**

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## Locator Map



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



## Satellite Map



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

John Echele

## Mobile

(636) 288-7569

## Email

john@livingthedreamland.com

**Address**

## City / State / Zip

Washington, MO 63090

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Living The Dream Outdoor Properties**  
100 Chesterfield Parkway  
Chesterfield, MO 63005  
(855) 289-3478  
<https://livingthedreamland.com/>

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