

# FOR SALE

## Clear Fork Farms ~ Montgomery Co



### EXCELLENT HOME SITE & HUNTING!

- Beautiful open and wooded acreage
- Great for hunting!
- Doublewide on foundations allowed
- Road frontage on two sides
- Road Assessments \$200 yearly

Montgomery R-2 School District  
\* Taxes \$433 for 2018

**LOT SIZE: 42.85 ACRES**  
**PRICE: \$3,300 / ACRE**

Nice mostly wooded acreage with road frontage on two sides and great for your private home site with plenty of room to roam. Enjoy the peaceful country setting ideal for hunting, recreation or weekend get away! Located minutes from Montgomery City.

**Directions** Take 70 west to the Montgomery City exit. At the exit proceed right on Hwy 19 for 6 miles to stop light at the intersection of 19 and 161. Turn left at 161 and proceed 4/10 of a mile to 2nd street on the right just before Schlanker Funeral Home. Continue right on 2nd street and proceed 2.7 miles to Clear Fork Lane on left. Turn left crossing over a creek and go 1 mile to the property that begins at the fork in the road. Land is actually 3 surveyed adjoining tracts with road frontage on 2 sides. *\*Watch for the Westbound Real Estate signs.*

For more information please contact:  
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