

**Ultimate Living**  
2805 State Hwy AA  
Holts Summit, MO 65043

**\$1,469,500**  
20± Acres  
Callaway County



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



**Ultimate Living**  
**Holts Summit, MO / Callaway County**

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**SUMMARY**

**Address**

2805 State Hwy AA

**City, State Zip**

Holts Summit, MO 65043

**County**

Callaway County

**Type**

Residential Property, Recreational Land

**Latitude / Longitude**

38.665052 / -92.085214

**Taxes (Annually)**

6915

**Dwelling Square Feet**

5211

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

20

**Price**

\$1,469,500

**Property Website**

<https://livingthedreamland.com/property/ultimate-living-callaway-missouri/36749/>



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**PROPERTY DESCRIPTION**

True luxury living on this beautiful 20+/- acre estate flourishing with wildlife. Tons of natural lighting highlights this 5200 sq ft, 3 bed, 3 bath custom home. Entertainment options include large, cathedral ceiling media room, game room complete with bar, and expansive outdoor patio surrounding the T-Grecian inground pool and 8-person Jacuzzi. The 6000 sq ft steel building with overhead doors offers 1300 sq ft of finished office space and 900 sq ft of mezzanine storage making this multi-use space great for a commercial business, home based office, or an excellent place to store a private car collection, RV, or lawn equipment. Although close to town this estate offers some world class hunting and fishing, literally, in your back yard. Harvest stats include seven whitetail bucks scoring over 160" (largest scoring 193"), numerous tom turkeys (some multi bearded), along with trophy catfish, bass, and crappie. Did I mention the 150 yard shooting range?!? This property has everything a person could ask for and the possibility are endless. Ultimate outdoorsmen's luxury living on this dream property.





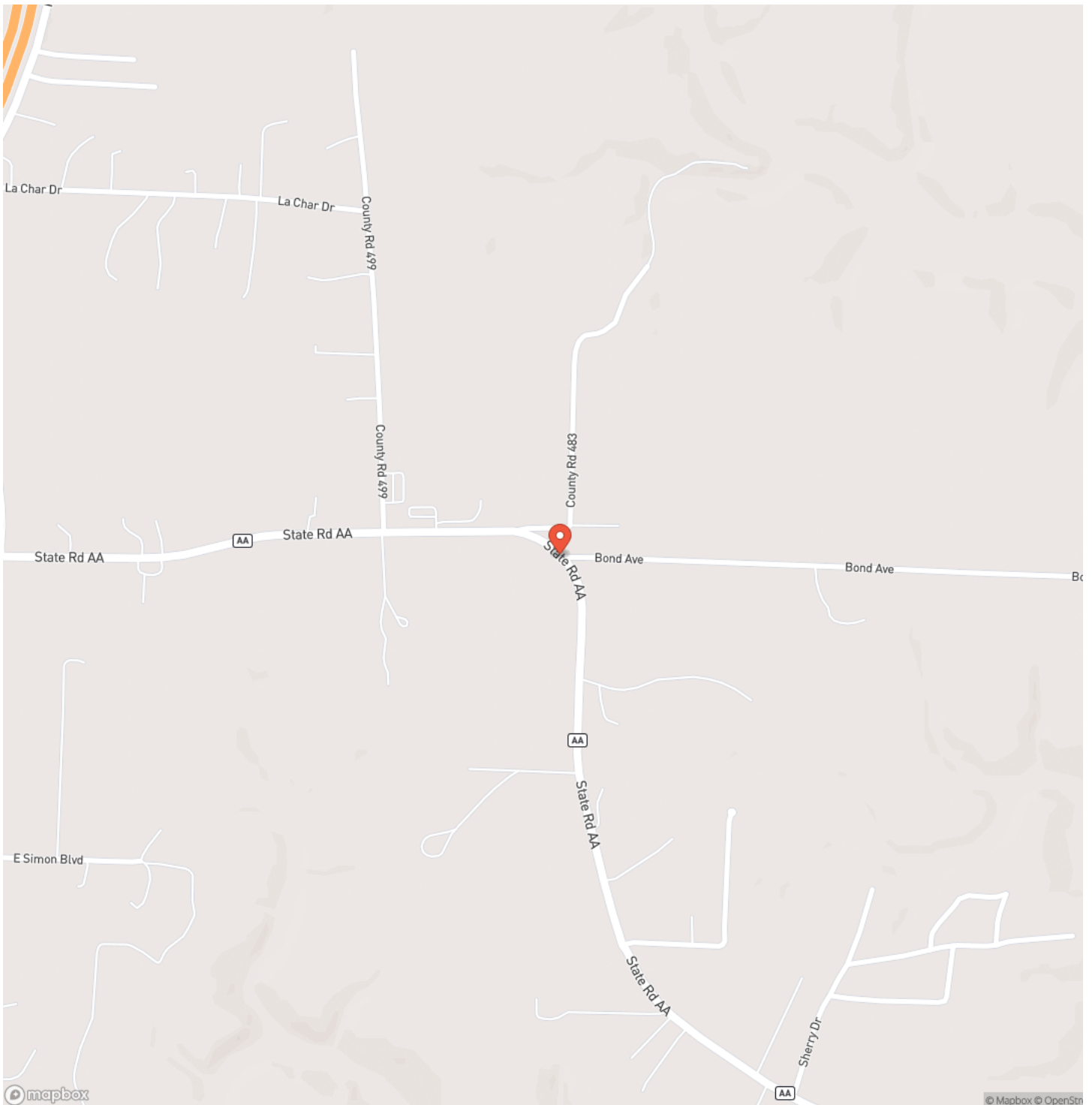


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## Locator Map

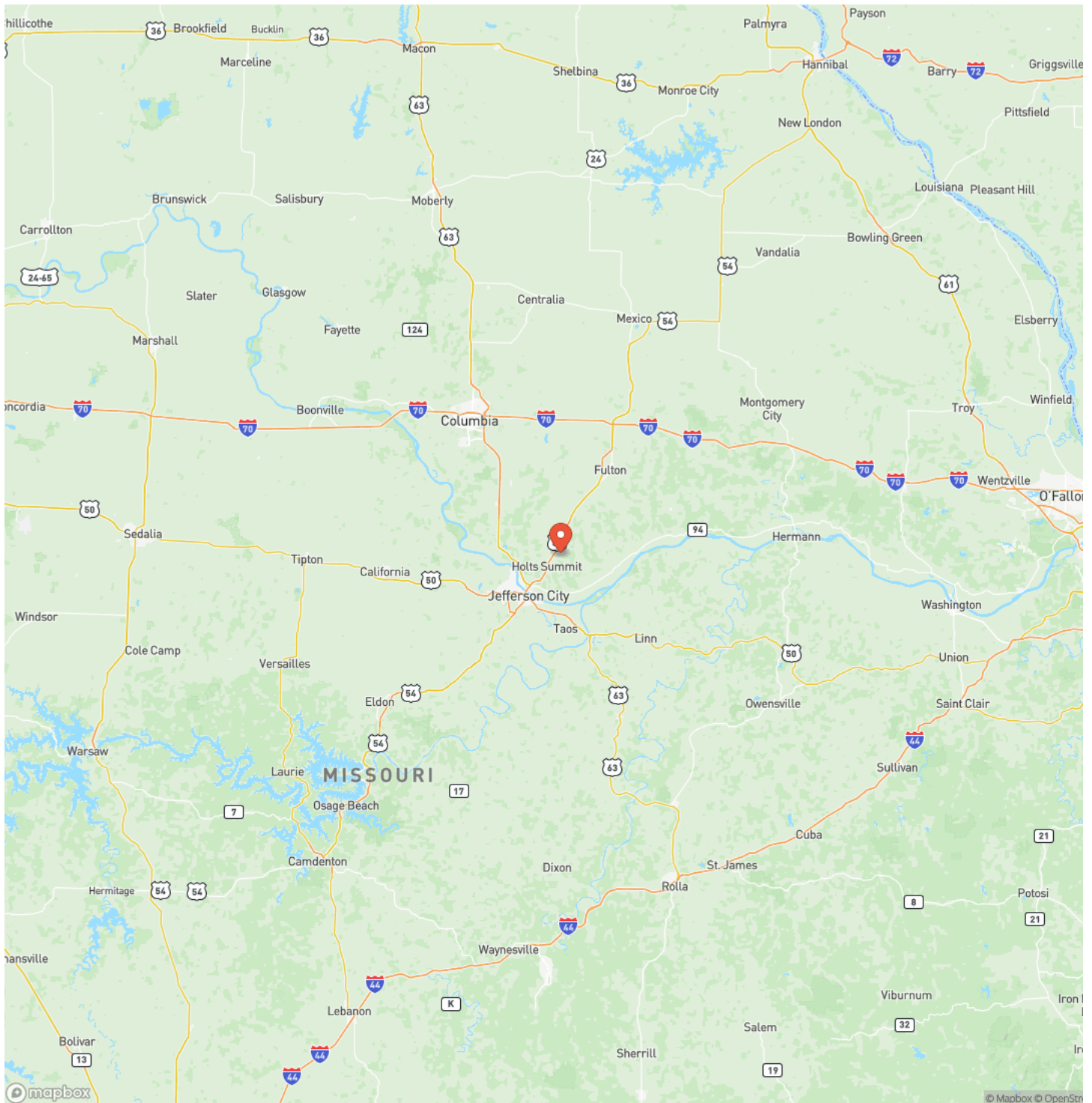


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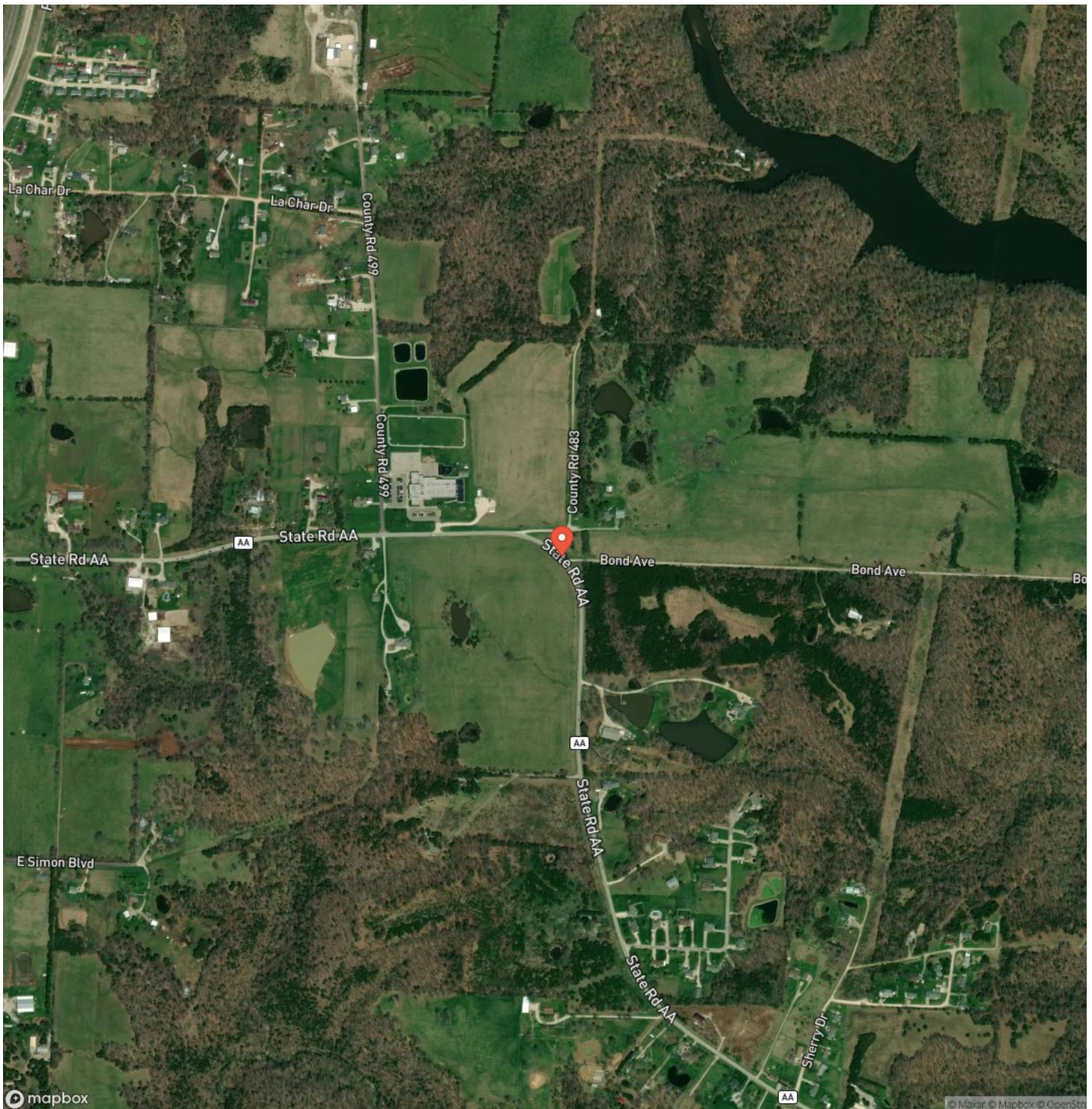


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Murphy

## Mobile

(636) 887-5455

## Email

landdealermurphy@gmail.com

**Address**

100 Chesterfield Parkway

## City / State / Zip

Chesterfield, MO 63005

## NOTES

[illegible]



## 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**

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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**

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

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