



Carroll County Missouri Land for Sale at iAuction - Midland Farm

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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BIDDING ENDS THURSDAY, OCTOBER 3RD AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

County Road 230
Bosworth, MO 64623

ACRES: 138±
COUNTY: Carroll

AUCTION DETAILS:

Property Preview Saturday, September 21st 1PM to 3PM.

This 138± acre property will be offered in two tracts in an internet only auction. The recreational property lies in eastern Carroll County on the southern bank of the Grand River just a few miles west of Brunswick, MO. Once the survey is complete, we'll update the description to be actual surveyed acres.

The lower Grand River corridor is well-known for waterfowl. This area is a crossroad for ducks and geese traveling between Swan Lake national Wildlife Refuge, the Dalton Cutoff, and Grand Pass Conservation Area. The sandbars on the Grand provide low-cost hunting opportunities that are often overlooked. Especially later in the season when shallow water habitat freezes up, the birds will move to the river where the water stays open due to the current. During the freeze, ducks and Canada geese will feed in the dry crops fields in the bottom and are pretty gullible to a river setup midday.

There is incredible deer hunting along this stretch of the river too. This area has quality genetics and consistently produces an advanced age structure of bucks. Not many areas in the state will you find a higher density of mature bucks. There aren't many roads, and even less traffic near the river, allowing bucks to get away from pressure and grow to maturity. The thick cover on these tracts is a prime location near water for a buck to push does to escape hunting pressure, adjacent to crop fields.

Tract 1: 51.33± acres and has a deeded 30' wide ingress/egress easement from the south. There are two food plots on the property, a 2± acre food plot with an elevated blind and a smaller half



PRESENTED BY:

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acre food plot on the west end. The trails have been mowed and will make getting around the property easy. There is a nice sandbar on the north end of the center of the property, providing a cool place to camp, pull up a boat, fish, or waterfowl hunt.

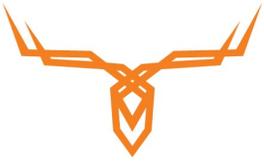
Tract 2: 86.67± acres of woods with access from the gravel road. It has an elevated deer blind in a 4± acre food plot that has been planted, centrally located on the farm. A series of trails have been mowed to provide access to most of the property. Some trees were harvested a few years ago, opening the canopy, and allowing sunlight to hit the forest floor. This management practice has resulted in dense security cover adjacent to the food plot. This tract has access to a big sandbar along the river, providing opportunities to waterfowl hunt too.

Reach out to me to get more history about this legendary area. I have managed property and hunted deer, turkey, and waterfowl on this stretch of the river for 25 years and have a lot of knowledge of the bucks and birds it has produced." In 1999 Greg killed a 188" buck that put this area on my radar. I'll tell you about a 196 5/8" buck that Tom rattled in and killed less than a mile from tract 1 a few years ago. And a pair of 170's that were killed on the same day out of the same blind just a quarter mile away.

- 85 miles from KC, 75 miles from Columbia
- 10 miles from Swan Lake National Wildlife Refuge
- 10 miles from Grand Pass Conservation Area
- 10 miles from the Dalton Cutoff
- 2 miles from the Missouri River
- Deer, turkey, and duck hunting on the lower Grand River
- 4 miles from the Brunswick Access
- Dense cover, food plots, deer blinds and bow stands in place
- Established and maintain trails



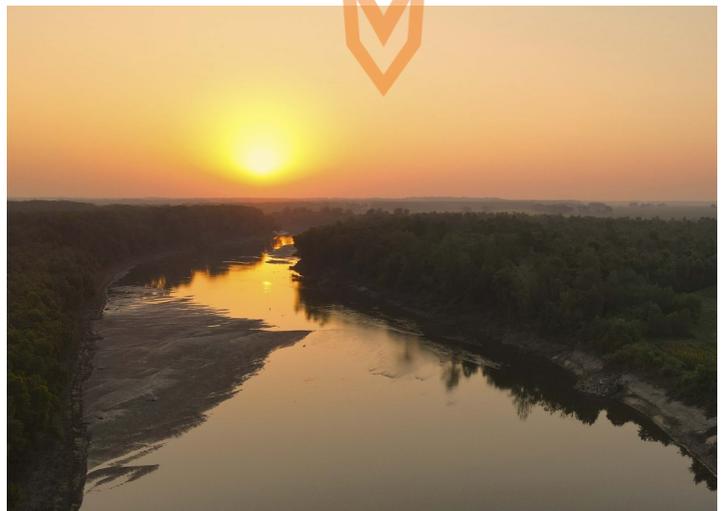
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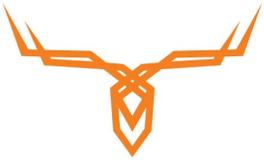


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