



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# Chariton County Missouri Land for Sale at Auction - DB One Farm

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophyapa.com](mailto:leads@trophyapa.com)



BIDDING ENDS WEDNESDAY, JANUARY 8<sup>TH</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



## PROPERTY ADDRESS:

Rural Route  
Sumner, MO 64681

**ACRES:** 10.5

**COUNTY:** Chariton

## AUCTION DETAILS:

**3% Commission to Buyer's Agents!**

**Call for Showing Information.**

10.5± acres just outside of Sumner, MO. Sumner is known for its world-class waterfowl hunting, giant whitetail deer, and the area is commonly referred to as Missouri's Golden Triangle. Water and electricity is already present on the property, making it a convenient place to build a mound for your next hunting cabin or put it on stilts/raised foundation. There is also some hunting opportunity with Stanley Lake on the west side of the property and the possibility of developing a small duck lake and using the dirt to build the mound for your lodge. Excellent location between Swan Lake National Wildlife Refuge, Fountain Grove Conservation Area, tens of thousands of acres of managed wetlands, and just a mile east of the Grand River. Don't miss out on this build site in the heart of the best hunting that Missouri has to offer!

## PRESENTED BY:

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**Trophy Properties and Auction**

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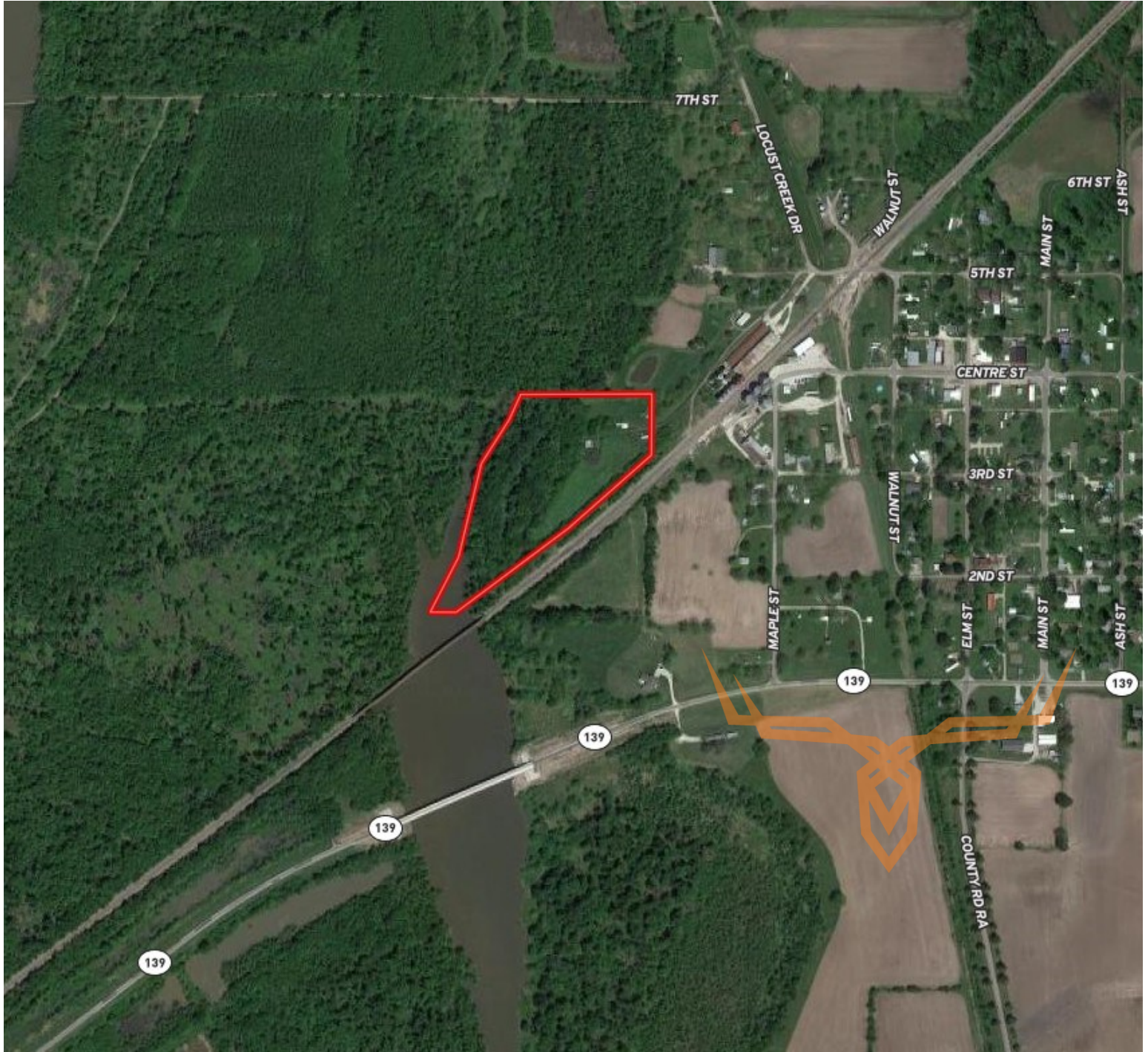




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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.