



Clark County Missouri

Land for Sale at Auction — Yates Farm

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS WEDNESDAY, OCTOBER 1ST AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Highway 81
Kahoka, MO 63445

ACRES: 45±
COUNTY: Clark

AUCTION DETAILS:

Preview Day Saturday, September 20th 10AM to Noon.

45± total acres offered in 2 tracts in Clark County, MO, featuring a mix of hay crop, mature hardwoods, and prime hunting/recreational opportunities. Located on the north edge of Kahoka, this property offers excellent homesite potential with access to city water and electricity nearby. Whether you're looking for a recreational retreat or a place to build your dream home, Yates Farm is an ideal setting.

Distance to:

- Keokuk, IA: 21 miles
- Quincy, IL: 49 miles
- Wentzville, MO: 140 miles
- Chesterfield, MO: 158 miles



PRESENTED BY:

JUSTIN ALDERTON

Land Specialist

M: (660) 341-0347

P: (855) 573-5263 x763

E: jalderton@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive

Suite 100

Chesterfield, MO 63005

www.Trophyapa.com

leads@trophyapa.com



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PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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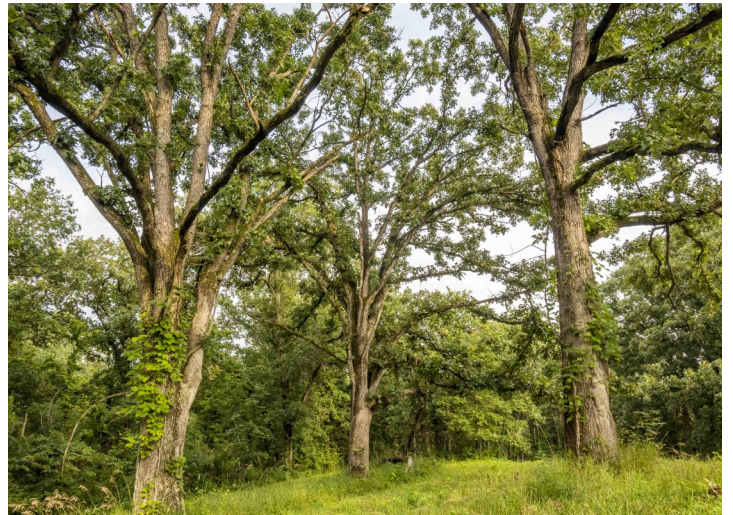
Tract 1: 25± Acres

- Approximately 3 acres of grassland
- Mature hardwoods
- Food plot
- Pond
- Hunting & Recreation opportunities
- City water & electricity nearby
- Prime homesites



Tract 2: 20± Acres

- Approximately 6 acres of grassland
- Mature hardwoods
- Hunting & Recreation opportunities
- City water & electricity nearby
- Prime homesites





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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.