



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

Pike County Missouri Land for Sale at Auction

- Dempsey Farm

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



BIDDING ENDS THURSDAY, OCTOBER 31ST AT 1:00 PM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

00 Pike 275
Bowling Green, MO 63334

ACRES: 138±

COUNTY: Pike

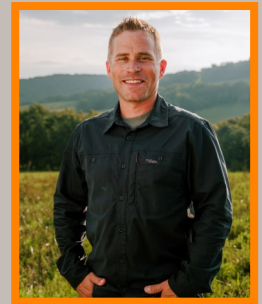
AUCTION DETAILS:

Bidding Ends Thursday, October 31st at 1:00 PM.

These 138± gently rolling acres are conveniently located 6 miles southeast of Bowling Green, MO on County Road 263 just off highway F. There are approximately 95 acres of productive cropland with soils consisting mostly of Minnith, Gorin, and Bucklick silt loams. The balance of the land is grass waterways, scattered woods, ponds, and machine shed. Ideal building spots with county water and electricity nearby. Only 42 miles north of Wentzville and under an hour drive from the Chesterfield Valley. Be sure to check out the Dempsey farm if you're in the market for income producing farmland, recreation land, and new homesites. It's a beautiful property that's been well cared for.

Tract 1: 103± gently rolling acres with approximately 82 acres of farmland. Soils mostly consist of Gorin, Bucklick and Minnith silt loam with 5-9 slope. Improved and maintained terraces, waterways, and draws make up the balance of the land offering hunting and recreation. Good building sites with views of the surrounding landscape. Small pond offering water for wildlife. 3 phase power and county water are available at the road. Access on two sides of the property off County Road 263 and 275.

Tract 2: 19± gently acres with a prime building site with electric & county water at the road. There are approximately 6 acres of farmland with the balance in grass and scattered trees offering hunting and recreation. Access off County Road 275.



PRESENTED BY:

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Tract 3: 16± acres with approximately 7 acres of farmland. Scattered woods and grass make up the balance of the land offering hunting and recreation. Prime building site with a small pond. 3 phase power and county water are available at the road. The property also includes a 48'x72' (approx.) machine shed. Access off County Road 275.



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.



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