

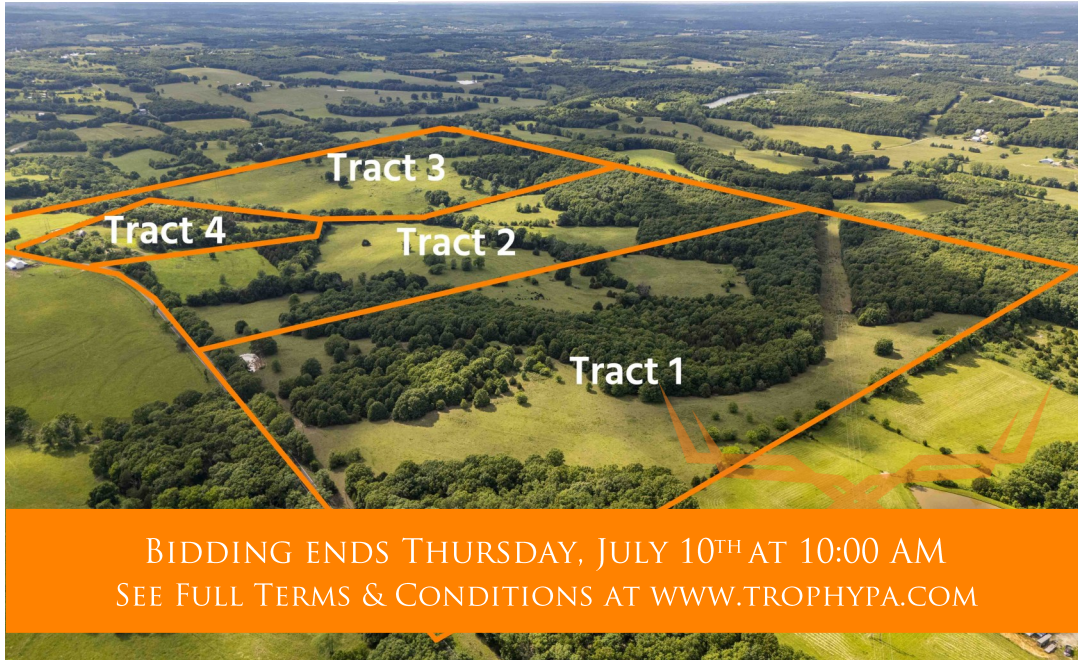


Franklin County Missouri Land for Sale

At Auction – 4 Health Farms

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

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



PROPERTY ADDRESS:
3249 Highway H
Sullivan, MO 63080

ACRES: 244.83±
COUNTY: Franklin

AUCTION DETAILS:

Preview Day Saturday, June 14th 10AM to Noon.

Don't miss this rare opportunity to bid on 244.83± contiguous acres in Franklin County, Missouri—just 4 miles outside the city limits of Sullivan. This versatile property will be offered in 4 tracts, giving buyers the flexibility to purchase individual parcels or the entire acreage.

Each tract boasts blacktop frontage along Hwy H, making access simple and ideal for residential development, farming, or recreational use. With multiple scenic homesites, the land is perfectly suited for building your dream country home while still being close to town.

The acreage offers a great combination of open pasture and wooded cover—ideal for cattle or horses and loaded with whitetail deer and wild turkey, making it a hunter's paradise.

An original 1920s farmhouse sits on the property and will be sold as-is, offering potential for restoration or use as a hunting cabin.

Low annual taxes (under \$1,500 in 2024) add to the appeal of this investment-grade opportunity.

Whether you're looking for a private rural retreat, productive pasture ground, or a recreational haven, this Franklin County auction is worth your attention.



PRESENTED BY:

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Tract 1:

- 74.79± acres
- Pasture
- Mature Hardwoods
- Hunting & Recreation
- Highway H frontage
- Scenic Homesites
- Country Living
- Strain-Japan R-XVI School District

Tract 2:

- 66.34± acres
- Pasture
- Mature Hardwoods
- Hunting & Recreation
- Highway H frontage
- Scenic Homesites
- Country Living
- Strain-Japan R-XVI School District

Tract 3:

- 83.50± acres
- Pasture
- Mature Hardwoods
- Hunting & Recreation
- Highway H frontage
- Scenic Homesites
- Country Living
- Strain-Japan R-XVI School District

Tract 4:

- 20.20± acres
- Pasture
- Mature Hardwoods
- Hunting & Recreation
- Highway H frontage
- Old Farmhouse
- Barns & Machine shed
- Country Living





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AC +/-



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.