

# Franklin County Missouri Land for Sale at Auction - Frank Little Trust

**TROPHY**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

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



BIDDING ENDS TUESDAY, APRIL 1<sup>ST</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)

## PROPERTY ADDRESS:

Westwood Road & Lollar Branch Road  
Sullivan, MO 63080

**ACRES:** 207.88±

**COUNTY:** Franklin

## AUCTION DETAILS:

**Preview Day Saturday, March 22nd 10AM to Noon.**

These 207.88± flat to gently rolling acres offered in 3 tracts are conveniently located approximately 10 miles northeast of Sullivan and 10 miles southwest from St. Clair. The land consists of grassland, wooded draws, and mature hardwoods offering excellent hunting, recreation, and prime homesites.

### Tract 1: 48.02± Acres

- **Prime Location:** Recently annexed into the sought-after Spring Bluff School District, while still offering the privacy of rural living.
- **Scenic Views & Natural Beauty:** A picturesque valley and Dry Branch Creek create stunning landscapes throughout the property.
- **Diverse Land Use:** A mix of large open fields and wooded areas makes it ideal for farming, hunting, or building a custom home.
- **Thriving Wildlife Habitat:** Carefully maintained brushy fields provide excellent cover for deer, turkey, squirrel, and rabbit—a hunter's paradise!
- **Surrounded by Farms:** Enjoy the peaceful charm of a property nestled among other agricultural and recreational tracts.



## PRESENTED BY:

**PHIL BROWN**

**Broker/Partner**

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**Trophy Properties and Auction**

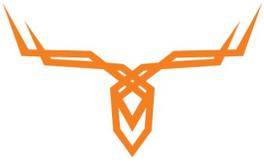
640 Cepi Drive

Suite 100

Chesterfield, MO 63005

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## **Tract 2: 68.75± Acres**

- Prime Location: Recently annexed into the sought-after Spring Bluff School District, while still offering the privacy of rural living.
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- Diverse Land Use: A mix of large open fields and wooded areas makes it ideal for farming, hunting, or building a custom home.
- Thriving Wildlife Habitat: Carefully maintained brushy fields provide excellent cover for deer, turkey, squirrel, and rabbit—a hunter's paradise!
- Surrounded by Farms: Enjoy the peaceful charm of a property nestled among other agricultural and recreational tracts.

## **Tract 3: 91.11± Acres**

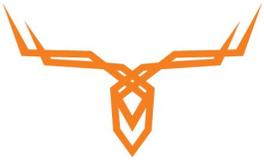
Don't miss this incredible opportunity to own 87± acres of prime Missouri land, perfectly located just 3.5 miles from I-44 (Exit #230) on Lollar Branch Road. This diverse property offers a mix of mature timber, open fields, and a peaceful creek, making it ideal for hunting, recreation, or a weekend retreat.

- Exceptional Hunting: Abundant deer and turkey with well-established game trails throughout.
- Mature Timber & Open Pasture: A 4.4 +/- acre hay field adds versatility.
- Trail System: ATV trails wind through the property for easy access.
- Multi-Use Barn: A 2,000 sq. ft. barn with a 750 sq. ft. lean-to is perfect for equipment storage or could be converted into a hunting cabin.
- Scenic Creek & Waterfall: A serene creek meanders through the property, featuring a rainwater-fed waterfall in the upper corner.
- Surrounded by Farms: The property backs up to the 4H/FFA Shooting Range and Farm Training Facility, adding to its secluded and rural charm.

Whether you're looking for hunting land, recreational space, or a private getaway, this online auction is your chance to own a piece of Missouri's great outdoors.

Bid now and make it yours!





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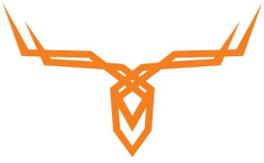


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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are 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.