



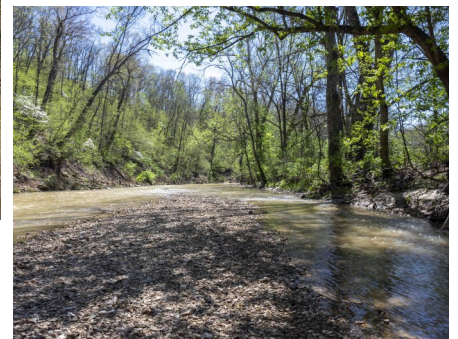
Bundle Event! 65 Oak Valley Dr, Troy, Missouri

Real Estate for Sale at Auction—Kairos Orchard & Gardens

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



BIDDING ENDS WEDNESDAY, MAY 28TH AT 10:20 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

65 Oak Valley Drive
Troy, MO 63379

ACRES: 17.56±

COUNTY: Lincoln

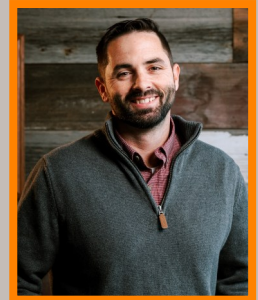
AUCTION DETAILS:

3% Commission to Buyer's Agent!

Open House Saturday, May 17th 10AM to Noon.

Bidding Ends Wednesday, May 28th at 10:20AM.

Tucked at the end of a dead-end road, this 17.56± acre parcel offers a prime building site with sweeping valley views. A shared well is already in place, saving you thousands. The land includes a mix of hardwoods, open ground, and a pecan and apple orchard that can be thinned or removed to suit your plans. Big Creek runs through the property, offering a scenic and relaxing summer spot. Surrounded by large tracts and custom homes on acreage, the property feels even larger than it is and offers excellent privacy. The parcel lies within both Wright City R-II and Troy R-III school districts (buyer to confirm enrollment process). The mix of timber and open ground offers flexibility for gardens, livestock, or wildlife habitat. Whether you're looking to homestead, hunt, or simply build your dream home and enjoy peaceful country living, this land is ready to go. Check out this quiet, tucked-away piece with tons of potential.



PRESENTED BY:

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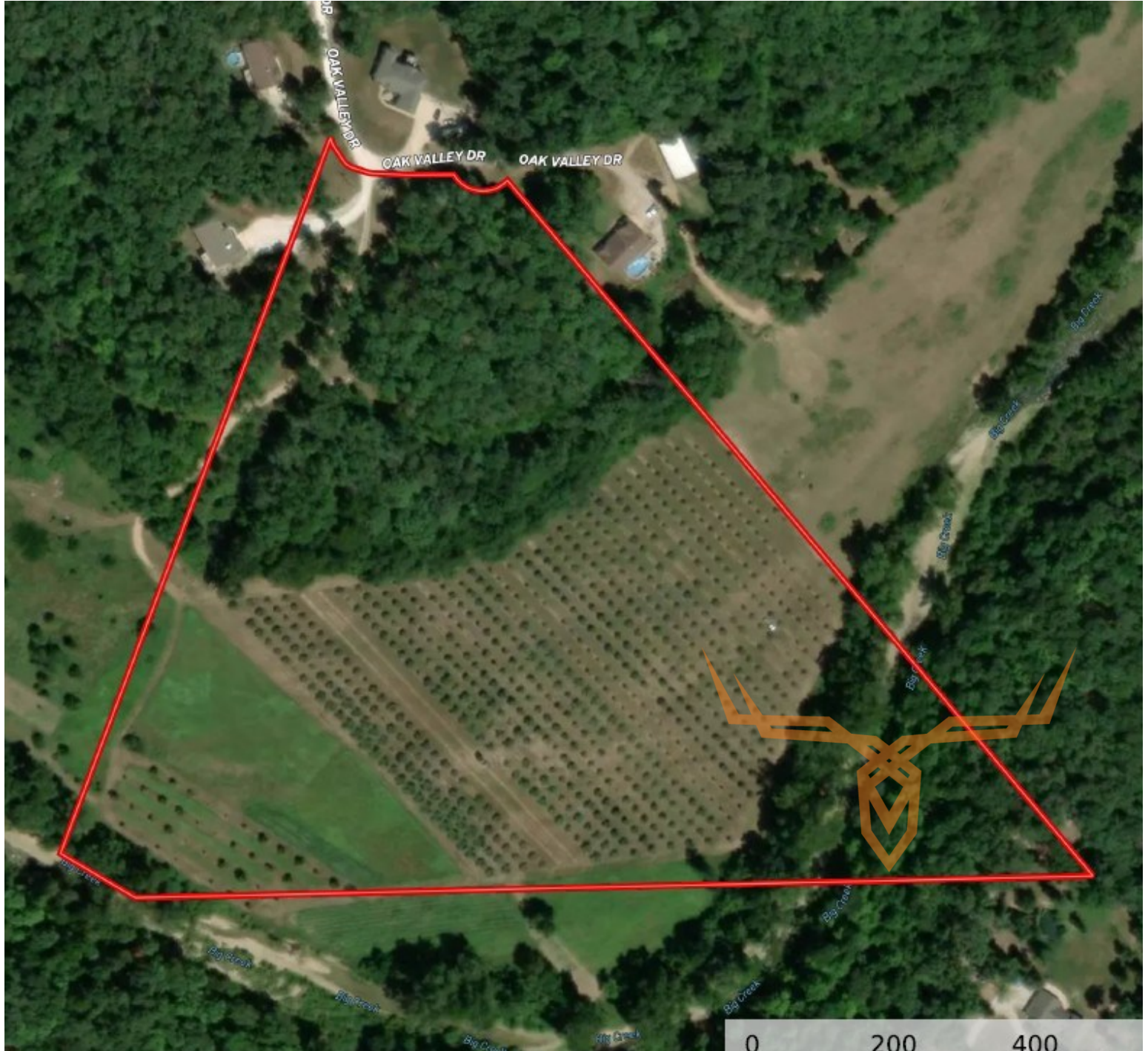
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are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