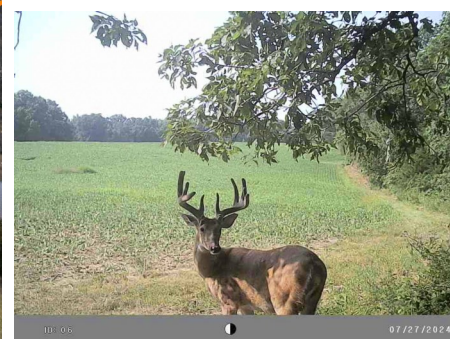
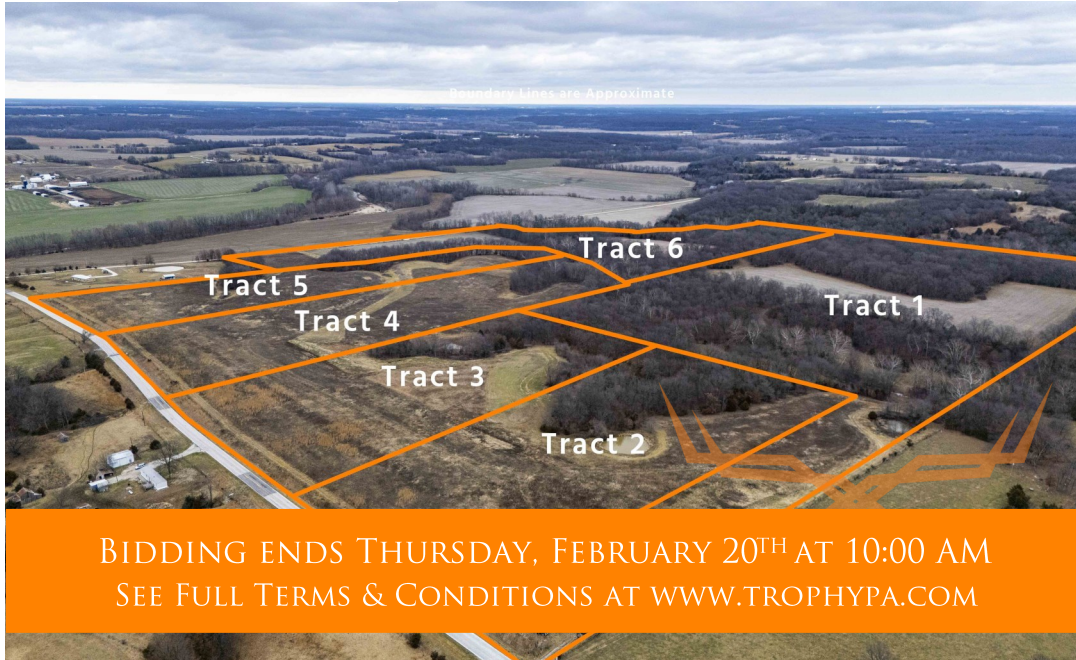




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Marion County Missouri Land for Sale at Auction - Behring Farm

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



PROPERTY ADDRESS:
5744 Hwy Z
Monroe City, MO 63456

ACRES: 141
COUNTY: Marion

AUCTION DETAILS:

Preview Day Saturday, February 8th 10AM to Noon.

This 141± acre property being offered in 6 tracts is located just 6 miles north of Monroe City along Highway Z. This gently rolling farm offers a well-balanced mix of CRP, productive cropland, and wooded draws, making it an ideal investment for farming, hunting, or building your dream home.

The farm includes 28± acres of tillable land and 46.54 acres enrolled in CRP, with the current contract set to expire on September 30, 2025. A Timber Stand Improvement (TSI) program has been implemented and will remain in place for the next 4.5 years, enhancing the property's long-term value. This property is ideal for deer, turkey, small game hunting, hiking, and other outdoor recreation. Rounding out the property are two small ponds and a seasonal creek.

The Behring farm offers many opportunities from new homesites to hunting/recreation to farming. The location is great being 25 minutes to Hannibal, 30 minutes to Quincy, and 20 minutes to Spalding Beach at the Mark Twain Lake. The drive from Chesterfield Valley is under 2 hours and under 75 miles from Columbia.

Tract 1 – 49± flat to gently rolling acres with approximately 3 acres of CRP, 12± acres of cropland with the balance in woods. Nice hunting and recreation tract with State Highway Z frontage.

Tract 2 – 10± acres of flat to gently rolling acres with approximately 5 acres of CRP, a small pond, and

Tract 3 – 10± acres of flat to gently rolling acres with approximately 6 acres of CRP, a small pond, and woods. Great homesite and recreation with State Highway Z frontage.



PRESENTED BY:

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Land Specialist

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Tract 4 – 18± acres of flat to gently rolling acres with approximately 15 acres of CRP and woods. Great homesite and recreation with State Highway Z frontage.

Tract 5 – 17± acres of flat to gently rolling acres with approximately 14 acres of CRP and woods. Great homesite and recreation with State Highway Z frontage.

Tract 6 – 37± flat to gently rolling acres with approximately 3 acres of CRP, 16± acres of cropland with the balance in woods. Nice hunting and recreation tract with county road 238 frontage only 2 tenths of a mile from State Highway Z.



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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