



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

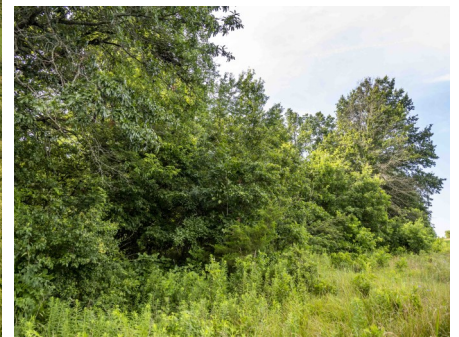
Monroe County Missouri Land for Sale at Auction

Blackwell Farm

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



BIDDING ENDS WEDNESDAY, NOVEMBER 5TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:
00 Monroe Road 943
Madison, MO 65263

ACRES: 125±
COUNTY: Monroe

AUCTION DETAILS:

Monroe County Missouri Land for Sale at Auction – Blackwell Farm

Bidding Ends Wednesday, November 5th at 10AM.

These 125± flat to gently rolling acres are located on Monroe Road 943, 7.5 miles southeast of Madison. The Farm Service Agency reports 96.63 acres of cropland with 8.87 acres enrolled in CRP, providing an annual payment of \$1,407 through September 30, 2031. Approximately 87.76 acres are row cropped, with soils primarily consisting of Arbela, Gifford, and Armstrong silt loam. The remainder includes wooded draws and Bee Branch along the west edge, offering hunting and recreational opportunities. The property sells free and clear of a tenant for the 2026 crop season, and the new owner will receive all the 2026 CRP payment. The Blackwell Farm is located 40 miles north of Columbia and about two hours west of Chesterfield.

Property Highlights:

- 125± total acres, flat to gently rolling
- 96.63± acres of cropland; 87.76± acres row cropped
- 8.87± acres enrolled in CRP, paying \$1,407 annually through 2031
- Soils are primarily Arbela, Gifford, and Armstrong silt loam
- Wooded draws and Bee Branch along the west edge; good hunting and recreation
- Free and clear of tenant for the 2026 crop season; 2026 CRP payment to the new owner



PRESENTED BY:

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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.