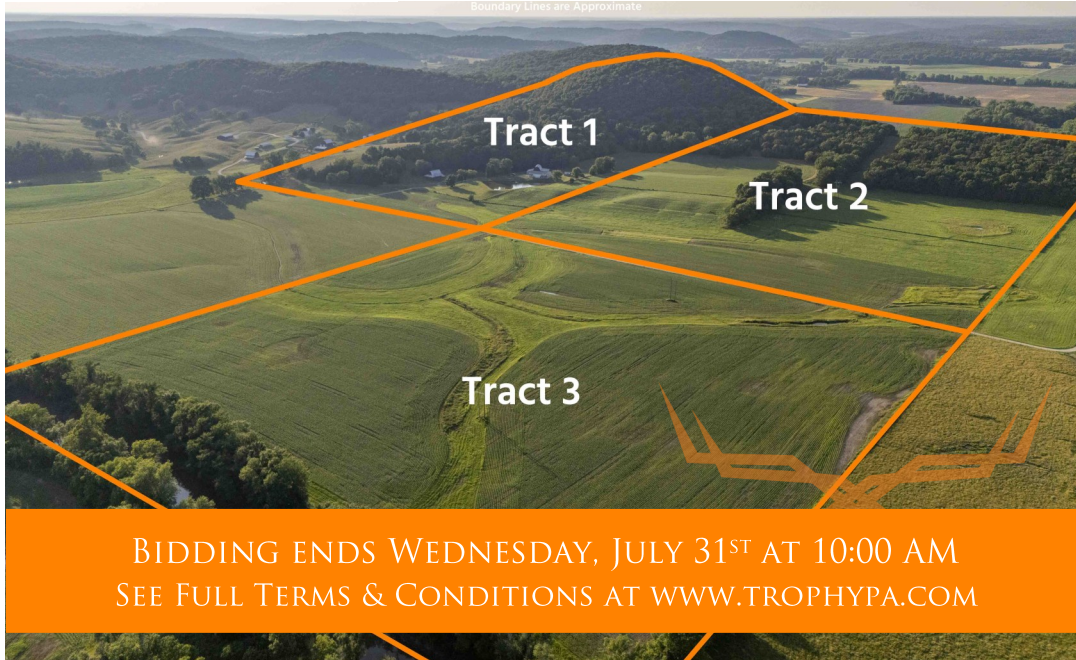




# Montgomery County Missouri Land for Sale at Auction—Hagedorn Family Trust

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophyapa.com](mailto:leads@trophyapa.com)



BIDDING ENDS WEDNESDAY, JULY 31<sup>ST</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)

**PROPERTY ADDRESS:**  
161 Van Boovan Lane  
Hermann, MO 65041

**ACRES:** 185±  
**COUNTY:** Montgomery

## AUCTION DETAILS:

Montgomery County Missouri Land for Sale at Auction – Hagedorn Family Trust

**Open House Saturday, July 12th 10AM to 1PM.**

**Bidding Ends Thursday, July 31st at 10AM.**

Situated just north of Hermann, MO and West of Highway 19, this 185.29±-acre farm offered in 3 tracts offers a well-rounded mix of features rarely found in one property. The scenery at this farm is incredible. With high wooded peaks overlooking the Loutre River bottom, good pasture for livestock and some tillable acreage for income. All of it combined creates awesome habitat for wildlife and views that never get old. This farm would make a perfect hunting and recreation piece, great hobby farm or private residence.

Several serviceable historic barns remain on-site, along with a large shop building featuring finished living quarters—complete with kitchen, 1.5 bathrooms, bar, bunk loft, and a deck overlooking a stocked pond. This building has been the family hunting lodge for decades. It has plenty of room for lots of hunters, tools, toys and equipment.

Located just 3 miles west of Big Spring, MO, this property is just 1 hour from Chesterfield Valley, 1 hour from Columbia, MO and you can be in downtown Hermann in under 20 minutes! For more details, call or text Eric Merchant (636) 251-5105 or Mike Meagher (636) 251-4545.



## PRESENTED BY:

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## Trophy Properties and Auction

640 Cepi Drive, Suite 100  
Chesterfield, MO 63005

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[leads@trophyapa.com](mailto:leads@trophyapa.com)

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## AUCTION DETAILS (cont.):

### Tract 1: 82.14± acres

- Shop with living quarters
- Multiple historic barns
- Pond
- Pasture
- Woods
- Some tillable
- Great potential building sites

### Tract 2: 62.01± acres

- Some tillable
- Pasture
- Woods
- Great potential building sites

### Tract 3: 41.17± acres

- 28.36 tillable acres per FSA
- Soils consist mostly of Moniteau Silt Loam Soils with 0-2% Slopes
- Loutre River Frontage



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.

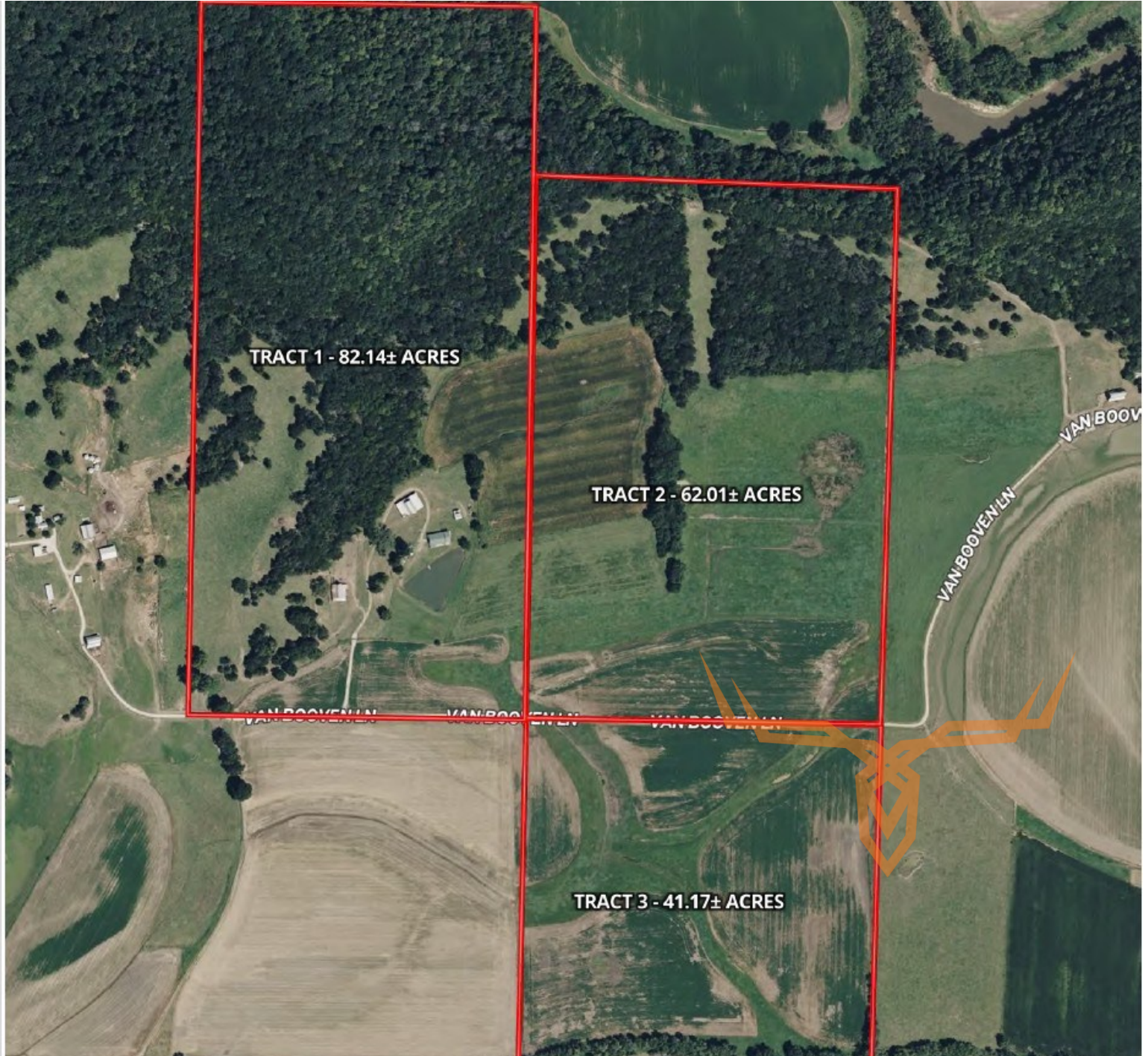




# Montgomery County Missouri Land for Sale at Auction—Hagedorn Family Trust

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

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