



Osage County Missouri Land for Sale at Auction - Potts Property

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PROPERTY ADDRESS:
00 State Hwy 89 N
Linn, MO 65051

ACRES: 68.33±
COUNTY: Osage

AUCTION DETAILS:

These 68.33± acres of wooded ground are being offered in two tracts. The property's been in the same family for over 125 years, and now it's ready for the next chapter. It sits in Osage County on State Highway 89 North, just off U.S. Highway 50 — less than five minutes from Linn and under two miles from the State Tech campus.

The land is fully wooded with mostly mature hardwoods and a few thicker spots that provide good cover. There's some flat ground near the road, with the rest rolling gently back into the timber. Whether you're looking for a hunting spot, a place to ride and explore, or a quiet setting to build, this one checks a lot of boxes.

Electric and public water run along MO 89, and there's already one entrance in place. MODOT has approved two more if you need additional access. Hard to find a piece this close to town with this kind of privacy.



PRESENTED BY:

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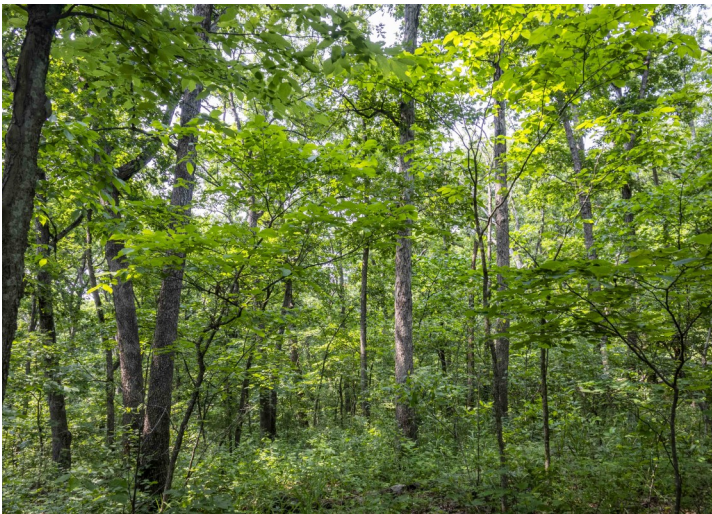
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T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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Tract 1:

- 61.19± acres
- Mature hardwood timber – has not been logged in 50+ years
- Over 1,900 feet of state highway frontage
- Electric and water available
- Deer and turkey sign throughout – hunting has not been permitted for years
- One existing entrance with an additional entrance location approved by MODOT
- Multiple potential build sites



Tract 2:

- 7.14± acres
- All wooded
- Over 1,700 feet of state highway frontage
- Electric and water available
- Relatively level terrain
- MODOT approved entrance site
- Multiple potential build sites

