



Pike County Missouri Land for Sale at Auction - Scherder Farm

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

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PROPERTY ADDRESS:
00 Business 61
Bowling Green, MO 63334

ACRES: 186±
COUNTY: Pike

AUCTION DETAILS:

Rarely does a farm of this size and location come on the market. Offered in 7 tracts, this 186± acre property sits just outside the city limits of Bowling Green, providing both convenience and opportunity. The farm features highly productive farmland with soils consisting mostly of Mexico and Putnam silt loams with flat to gently rolling terrain ideal for high-yield crops, as well as pasture/hay with water sources ready for livestock.

Whether you're seeking a homesite, residential development ground, or a commercial building site, these tracts deliver unmatched versatility. The property borders the city limits yet remains outside of them, allowing you the freedom to build and use the land. Water and electric are available or easily accessible to each tract.

Positioned along Business 61 with quick access to Highway 61, the farm is ideally located between St. Louis and Hannibal. With its size, location, and diverse possibilities, this property is a rare opportunity to create something truly your own.

Tract 1: This 10± acre parcel is currently all highly productive tillable land with soils consisting of Mexico silt loams, offering versatile use and strong potential. With prime frontage along Business 61, the property is ideally suited for a single residence, multiple homes, or future development opportunities. Water and electric easily accessible.

Tract 2: This 10± acre tract is fully fenced and currently set up for cattle grazing. With prime frontage along Business 61, the property offers convenient access and versatile



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potential. It could continue to serve as pasture ground or be easily transformed into an excellent home site for one or multiple residences. Water and electric easily accessible.

Tract 3: This 12± acre tract is currently in pasture and offers excellent frontage along Business 61. The tract provides multiple possibilities—continue using it for cattle production or convert back to farmland, develop it into attractive home sites, or explore its potential for business or commercial use. Water and electric easily accessible.

Tract 4: This 12± acre tract is currently used for cattle grazing, featuring a scenic pond for added appeal. With water and electric already on site, the property offers excellent flexibility—perfect for continued agricultural use or easily converted into residential home sites or commercial development.

Tract 5: Featuring 22± acres of highly productive tillable land consisting mostly of Mexico silt loams, this property offers excellent versatility. With convenient access along Airport Road, it presents opportunities for multiple homesites or potential commercial development. Water and electric utilities are easily accessible, making this tract ready for your vision.

Tract 6: A prime 40± acre tract of nearly level, highly productive tillable land consisting mostly of Mexico silt loams with convenient access along Airport Road. This property offers excellent potential for residential or commercial development, or it can continue serving as a strong income-producing farm. Its size, location, and versatility make it a valuable investment.

Tract 7: The largest tract on the farm, this 80± acre parcel is nearly all highly productive tillable land with soils consisting mostly of Mexico & Putnam silt loams and offers direct access from Airport Road. With water and electric readily available, it presents outstanding opportunities for residential or commercial development, or it can continue serving as highly productive farmland. Its size and versatility make it a premier investment option

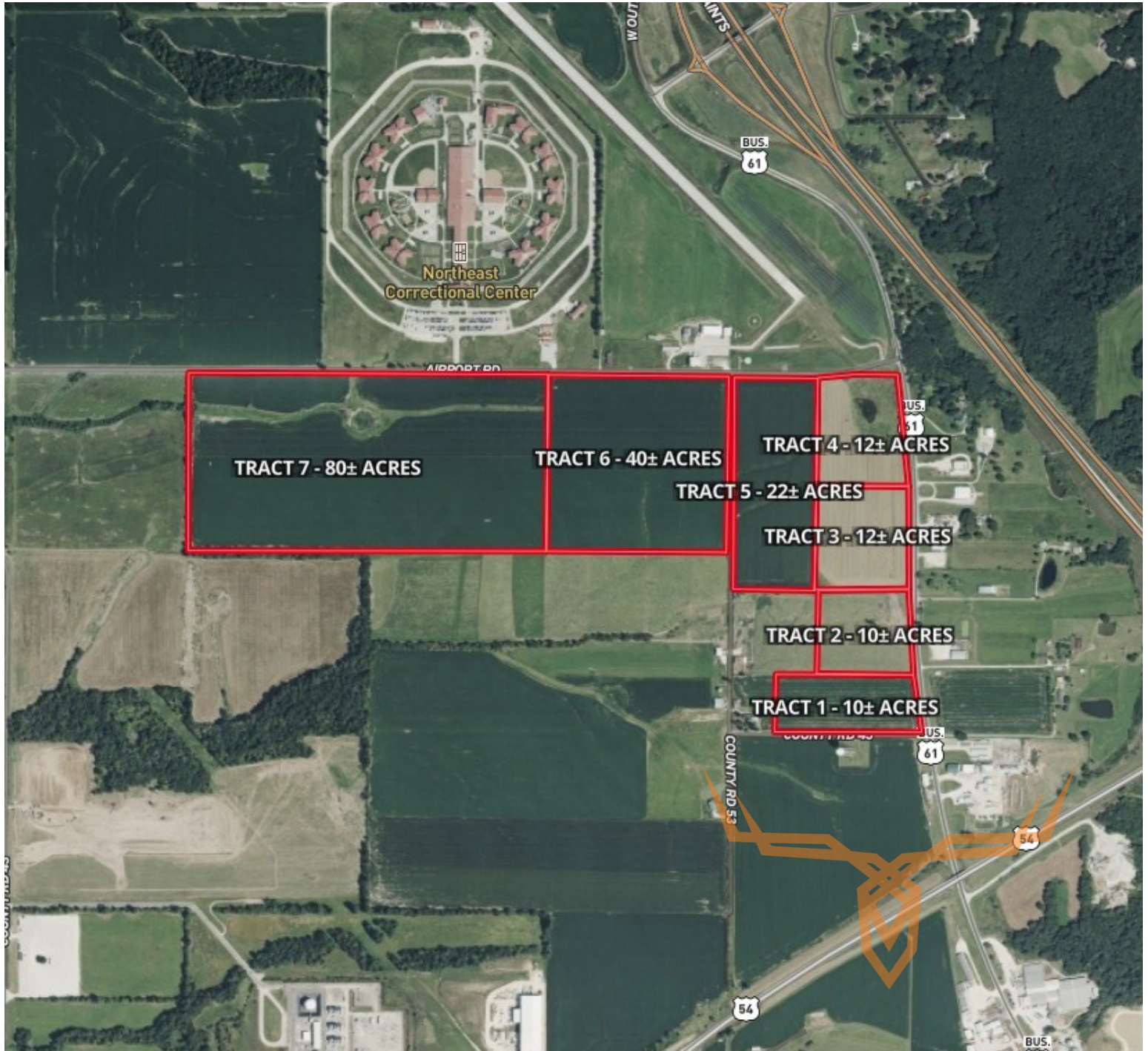




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