

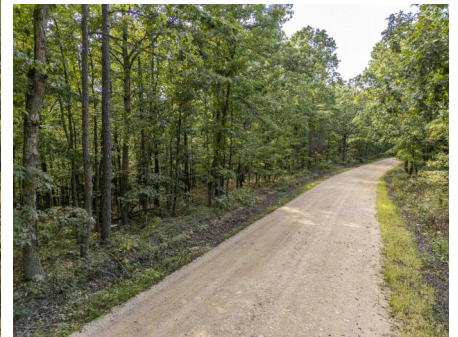


Reynolds County Missouri Land for Sale at Auction—Duncan Property

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BIDDING ENDS TUESDAY, SEPTEMBER 30TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 County Road 448
Redford, MO 63665

ACRES: 80±

COUNTY: Reynolds

AUCTION DETAILS:

Bidding Ends Tuesday, September 30th at 10AM.

Buyer's Agents Welcome – See Co-op Agreement for complete details!

This 80± acre property in Reynolds County, MO offers rolling terrain with good access and timber. The land shows the beauty of the Ozark Mountains that Missouri has to offer.

Consisting of mature black oaks, white oaks, and pines, the timber not only provides food and habitat for wildlife but also represents a valuable long-term investment. This property is a blank canvas for your vision, whether you're looking for a private campsite, off-grid cabin location, a hunting haven, or a recreational paradise. This area has a healthy population of deer and turkey, with plenty of nearby bedding habitat and acorns making it an ideal spot for hunting enthusiasts.

Location is key, and this property offers the perfect balance of seclusion and accessibility. You're just minutes from multiple public access points to the famous Black River, known for its crystal-clear water, incredible float trips, and fantastic fishing. The property is located 12 miles from Annapolis, 52 miles from Farmington, and 120 miles from St. Louis. This is more than just land; it's an opportunity to invest in your future, create lasting memories, and own a true slice of the Missouri outdoors. Don't miss out on this exceptional property.



PRESENTED BY:

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

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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.