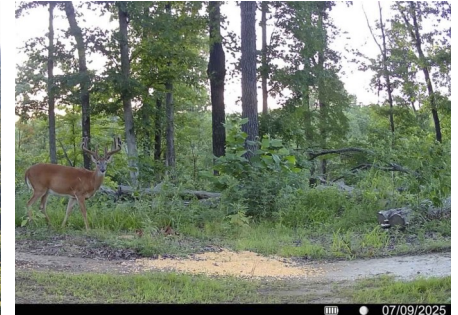
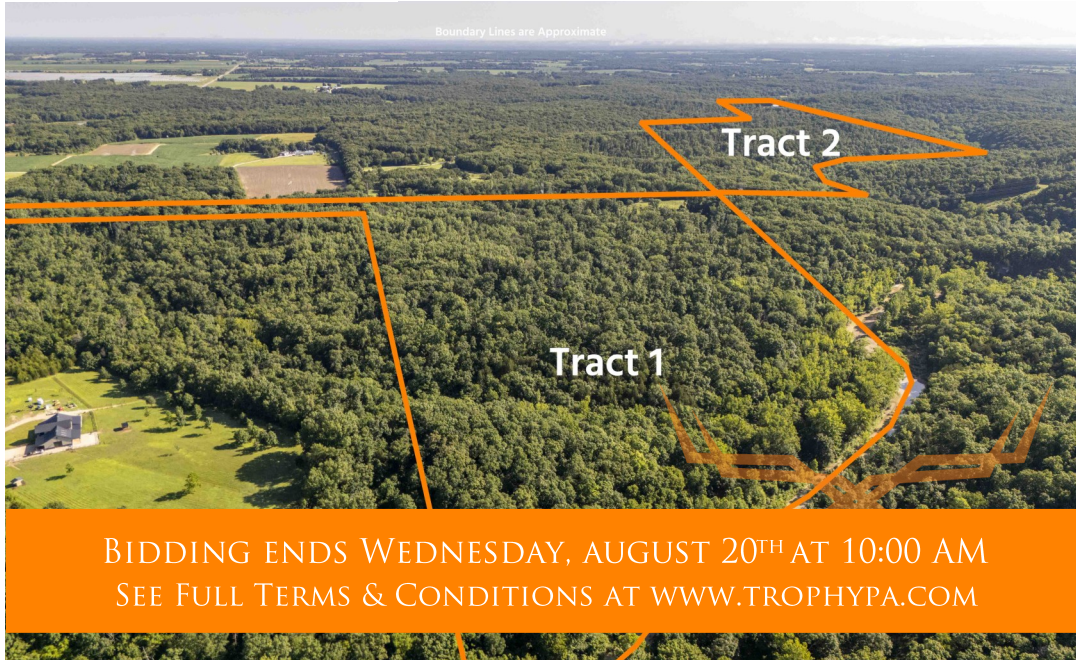




Warren County Missouri Land for Sale at Auction—Shafer Farm

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



BIDDING ENDS WEDNESDAY, AUGUST 20TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

00 N. State Highway 47
Warrenton, MO 63383

ACRES: 252.87±
COUNTY: Warren

AUCTION DETAILS:

Recreational & Hunting Tract with Live Water, Rustic Cabin & Timber

Located just off Hwy 47 in Warren County, this 252.87± acre farm is just over 5 miles north of I-70, making it easily accessible from Warrenton (10 minutes), Wentzville (30 minutes), and Chesterfield (45 minutes). The property is being offered in two tracts, allowing buyers to purchase individually or together.

A year-round creek—Big Creek—flows along both tracts, offering a reliable water source and natural travel corridor for wildlife. The land is mostly wooded with mature hardwoods, cedars groves, rolling ridges, and established internal trails. Deer and turkey sign are found throughout. Tucked back in the timber is a rustic cabin that works well as a base camp for hunting or just getting away for the weekend.

This farm offers excellent recreational use today, and long-term value down the road. With good access, strong habitat, and a solid location, it's a versatile piece for the hunter, investor, or someone looking to build a private retreat in the woods.

Tract 1: 79.04± Acres - Nice mix of mature hardwoods, cedar groves, and rolling terrain. Big Creek frontage. Multiple stand locations and good natural funnels. Excellent hunting setup.

Tract 2: 173.83± Acres - Large block of timber with pockets of thick cover and internal trails throughout. Big Creek frontage and rustic hunting cabin tucked away in the woods. Great access, seclusion, and strong wildlife presence.



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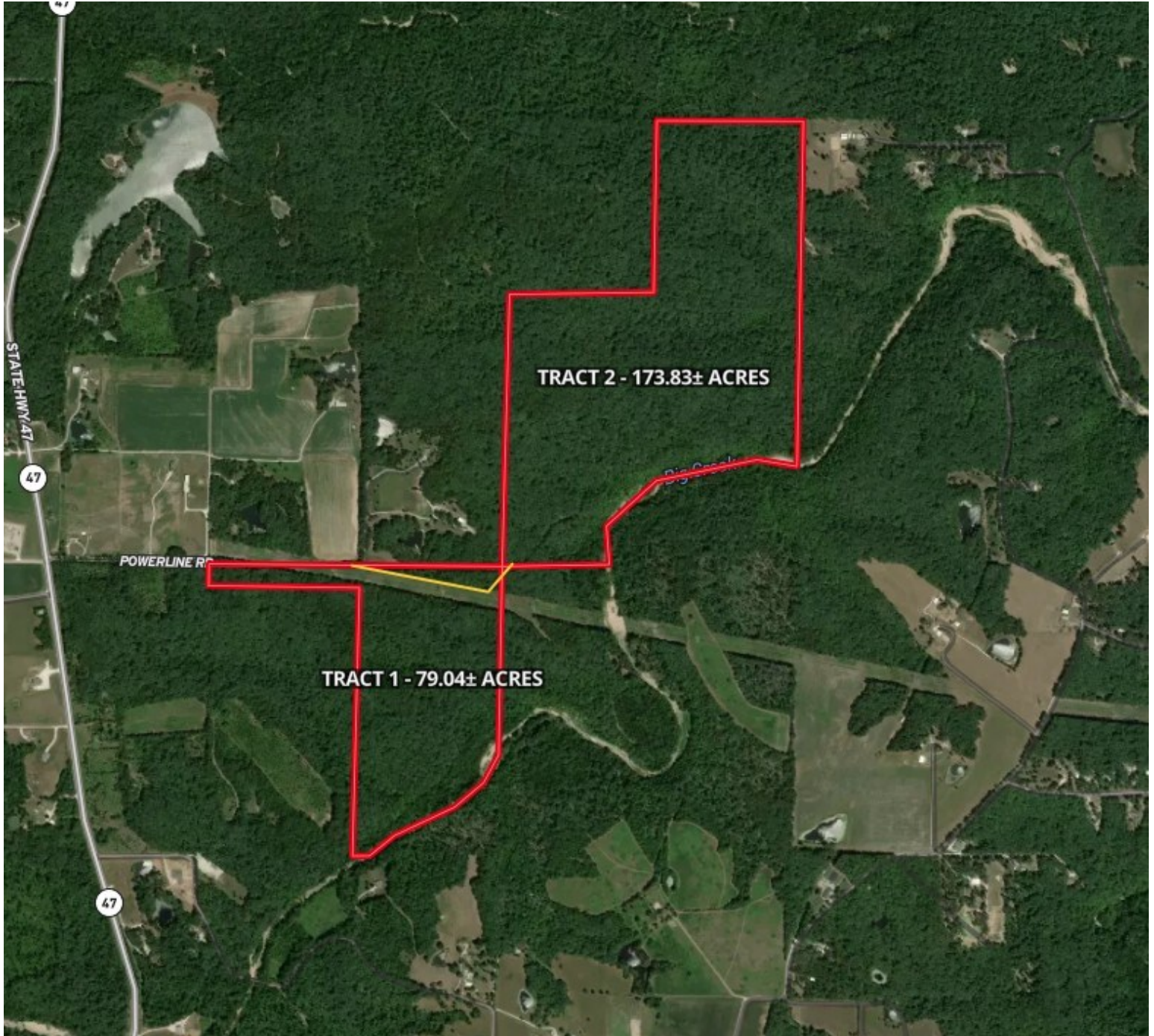
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T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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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.