



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

# Cape Girardeau County Missouri Land for Sale at iAuction - Rain Dance Farm

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



**BIDDING ENDS WEDNESDAY, FEBRUARY 7<sup>TH</sup> AT 10:00 AM**  
**SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)**



**PROPERTY ADDRESS:**

640 Rain Dance Rd  
Cape Girardeau, MO 63701

**ACRES: 221.6**

**COUNTY:** Cape Girardeau

**Property Preview Saturday, January 20th 10AM to Noon.**

**Bidding Ends Wednesday, February 7th at 10AM.**

Introducing a Recreational Paradise only 10 min from Cape Girardeau, MO. Rain Dance Farm is every outdoorsman's dream, 221.6 acres of prime hunting and recreational grounds located at the end of a dead-end road. Very rare opportunity to buy land in a tremendous location with giant landowners to the north and east. Trail of Tears State park which allows NO HUNTING on 3,400 acres making this a huge asset to growing some BIG Bucks year after year. Pure recreational and proven hunting tract that offers country living, hunting and fishing. Check out the trail photos!

Offered in 3 tracts, the Rain Dance Farm offers a diverse range of possibilities. Opportunity to own a Rare Farm with Home and loads of features including a 3,600+/- sf newly renovated home with excellent views of the farm, 3-acre stocked lake, lake side pavilion, 1 acre stocked pond, year round creek, world class hunting, marketable timber and a 3,200 sf storage shed. Complete year-round recreation within 2 hours of STL, don't miss this chance to own a prime tract near Cape Girardeau, MO.

**Tract 1:** 64.5 acres with approximately 7+/- acres of cropland with the balance in thick hardwoods, grass and brush providing excellent bedding / nesting for deer and turkey. Established food plot and trail system. Excellent hunting tract with ideal areas for food plots and stand locations, homesites too! Build your dream cabin with great hunting only 10 minutes Northeast of Cape Girardeau.

**Tract 2:** 96.2 acres with approximately 8+/- acres of cropland with the balance in an ex-



**PRESENTED BY:**

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**Land & Home Specialist**

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**Trophy Properties and Auction**

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cellent stand of mature hardwoods and grasslands. Marketable timber mostly white oak. Beautiful recreational tract featuring a 3-acre stocked lake with a 1,200-sf lake side pavilion with electric. Prime homesites. These proven hunting grounds are perfectly located next to the Trail of Tears State park, which allows NO HUNTING on 3,400 acres making this a huge asset to growing some BIG Bucks year after year. Established food plots with good trail system. Year-round creek flows along the western boundary of the property.

**Tract 3:** 60.9 acres with approximately 3+/- acres of cropland with the balance in mature hardwoods and grasslands. This tract features a fully renovated 3 story home boasting 3,600+/- sf of living space, 4 Bed / 4 Bath. This sprawling floor plan features excellent view of the property, huge oversized kitchen, main level master, 3 separate living areas and a 3-bay garage. Weekend getaway or permanent residence, this home offers everything you need! Other features include a 1-acre stocked pond, 3,200 sf storage shed, 1 food plot and established trail system. These proven hunting grounds are perfectly located next to the Trail of Tears State park, which allows NO HUNTING on 3,400 acres making this a huge asset to growing some BIG Bucks year after year. If you want country living and seclusion, give this tract a look!



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.

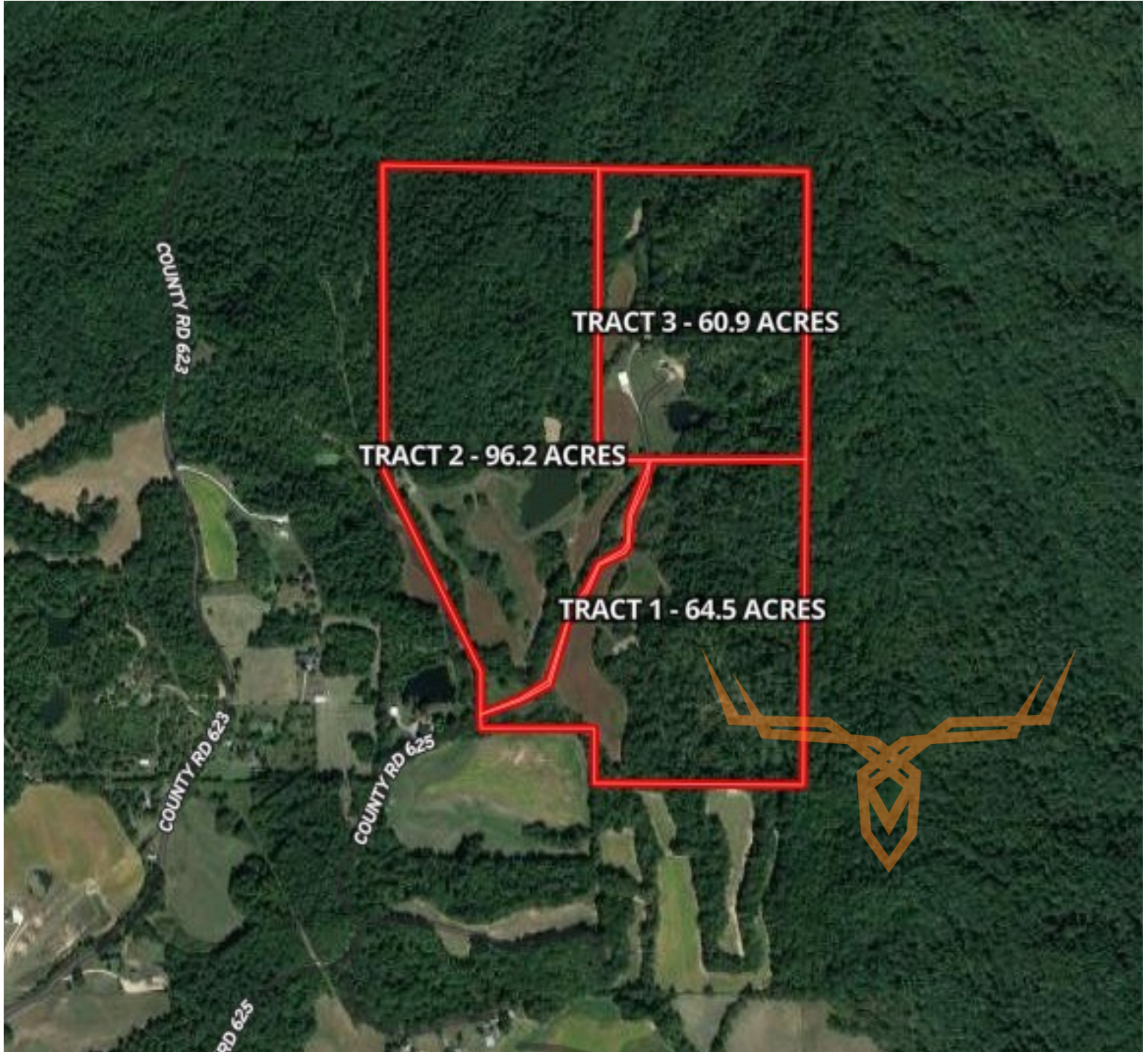




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