



Cass County Missouri Land for Sale at iAuction - Roxy Jean Farris Estate

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

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PROPERTY ADDRESS:
32703 State Route 7
Creighton, MO 64739

ACRES: 101.92
COUNTY: Cass

AUCTION DETAILS:

Property Preview Saturday, April 20th 10AM to 4PM.

Bidding Ends Thursday, May 2nd at 10AM.

This beautiful 101.92-acre farm conveniently located on Hwy 7 is being offered at iAuction in 3 tracts. As a former high-end horse farm, turned cattle ranch, the possibilities for livestock are endless. It even has a lighted outdoor arena! With open flat fields, huge equipment barns, and many acres that could possibly be turned to tillable, this place could also serve as a great row crop operation. Not only could there be great income sources, but this property offers awesome hunting, and stocked ponds full of big fish!

For more information call or text **Ty Eubanks (573) 745-1637**.

Tract 1: 32703 State Route 7, Creighton, MO 64739 - 62.16-acre tract that serves as the main homestead. Consisting of a 4 bed, 2 bath house, with a big living space and basement. The site includes a 24' x 30' shop/detached garage, a 40' x 80' open front shed, and a 36' x 42' barn with a 15' x 36' lean-to and a 36' x 57' open front covered corral area. There is also a 60' x 80' horse barn, a 15' x 40' holding area, and an attached 30' x 40' garage. The beautiful Knob Creek runs across this tract, holding profitable mature woods, and great deer and turkey hunting opportunities.



PRESENTED BY:

TY EUBANKS

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Tract 2: 33.45-acre tract that consist of 2 pastures currently in hay but could possibly be turned to tillable. You will find 3 ponds scattered on different ends of this tract.

Tract 3: 40502 E 331st St., Creighton, MO 64739 - 6.31-acre tract with a freshly remodeled 3 bed, 2 bath house. This gorgeous farmhouse sits on a huge yard, has 2 barns, and is ready for a family to start their own mini farm. Fences line the property, there's even room for a couple horses! With just a short half mile drive to Hwy 7, you are close to Cass County schools, which could make this an incredible investment opportunity for rental income.



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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