



Chariton County Missouri Land iAuction - The Beverly Eugene Johnson Estate

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



BIDDING ENDS WEDNESDAY, MARCH 22ND AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Stanley Lane
Sumner, MO 64681

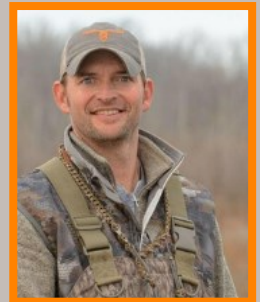
ACRES: 50.7

COUNTY: Chariton

AUCTION DETAILS:

Property preview Saturday, March 4th 10AM – 2PM.

These 50.7 flat & wooded surveyed acres lie just west of Sumner, Missouri. Sumner is a small town in North Central Missouri and is well-known for its world-class waterfowl and giant whitetails. The property is located between Swan Lake National Wildlife Refuge and Fountain Grove Conservation area, just a mile east of the Grand River. Chariton County is in the heart of Missouri's Golden Triangle, where at its peak, more than 500,000 mallards will stage during the fall flight. The property is heavily wooded with pin oaks and pecans dominating the higher elevations. Willows, buttonbush, ash, and maple are the primary species in the lower elevations. The west side of the property is made up of Carlow soils, with Dockery soils on the east side, both soil types are tight and provide waterfowl development opportunities. Two historic Grand River oxbows, Jack's Lake and Stanley Lake are adjacent to the property and can be seen on the aerial map. Trails have been maintained and provide access around the property. Several small food plots provide great opportunity for deer and turkey hunting. Don't miss out on the opportunity to bid on this diverse recreational property in heart of some of the best hunting Missouri has to offer.



PRESENTED BY:

JODY GRAFF

Land & Habitat Specialist

M: (660) 973-1606

P: (855) 573-5263 x703

E: jgraff@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com



Chariton County Missouri Land iAuction - The Beverly Eugene Johnson Estate

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



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.