



# Cooper County Missouri Land iAuction - Shropshire Farm

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

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



BIDDING ENDS THURSDAY, APRIL 13<sup>TH</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



**PROPERTY ADDRESS:**  
00 State Hwy 87  
Prairie Home, MO 65068

**ACRES:** 290  
**COUNTY:** Cooper

## AUCTION DETAILS:

**Property preview Saturday, April 1st 10AM to Noon.**

These 294.1± gently rolling acres being offered in 5 tracts are conveniently located near Prairie Home and 20 minutes south of Boonville. The farm consists of highly productive cropland, fenced grassland, Pisgah Creek, ponds, woods, and wooded draws. The Farm Service Agency currently figures there to be 135.58 acres of cropland with the possibility of some grassland being converted to row crop. The land offers some excellent hunting and recreation opportunities along with homesites and possible development. Land in this area rarely hits the market. Don't miss out on the opportunity to own all or some of the Shropshire farm in Cooper County, Missouri.

**Tract 1:** 25± Acres - Nearly all tillable tract that is mostly in the city limits of Prairie Home with Highway 87 frontage. FSA indicates 23.11 tillable acres. This tract has many possibilities! Farm sells with 2023 crop lease.

**Tract #1 shall receive a \$1,155 credit from the sellers for the cash rent paid in March to the sellers. Tract #1 shall receive another \$1,155 in cash rental payment when the soybeans are harvested.**



## PRESENTED BY:

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**Tract 2:** 40.3 Acres - Rolling hay/tillable tract with some scattered hunting ground. FSA indicates 33.02 open/tillable acres. Sells free and clear for 2023.

**Tract 3:** 106 Acres - Combination tract of rolling hay/tillable ground with good hunting ground. Pisgah Creek runs North and South through the western part of the tract. This farm could easily be tilled! Sells free and clear for 2023.

**Tract 4:** 68 Acres - Great Tillable/hunting tract with secluded tillable ground for peaceful hunting. FSA indicates 47.58 tillable acres that is currently in wheat. Farm sells with 2023 crop lease.

**Tract #4 shall receive a \$2,379 credit from the seller for the cash rent paid in March to the sellers. Tract #4 shall receive another \$2,379 in cash rental payment when the double crop soybeans are harvested in Fall 2023.**

**Tract 5:** 54.8 Acres - Another combo farm with secluded hunting and tillable acres. FSA indicates 31.87 tillable acres. Tract is currently in wheat. Farm sells with 2023 crop lease.

**Tract #5 shall receive a \$1593 credit from the seller for the cash rent paid in March to the sellers. Tract #5 shall also receive another \$1593 in cash rental payment when the double crop soybeans are harvested in Fall 2023.**



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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