



Crawford County Missouri Land for Sale at iAuction - Huzzah River Ranch

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

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



PROPERTY ADDRESS:
48 Yocum Road
Davisville, MO 65456

ACRES: 81
COUNTY: Crawford

AUCTION DETAILS:

Preview Day Saturday, August 26th 10AM to Noon.

Bidding Ends Thursday, September 14th at 1PM.

Welcome to a captivating sanctuary nestled within 78± acres of picturesque landscape, boasting over half a mile of Huzzah River along the edge of the property. This remarkable estate offers a harmonious blend of rustic charm and modern comforts, providing a tranquil haven for nature enthusiasts, business opportunist, and those seeking a serene escape from the hustle and bustle of everyday life.

The centerpiece of this captivating retreat is a quaint 1,500± sq ft furnished home perfectly perched on the base of the hillside, providing breathtaking views overlooking the Huzzah. The home exudes a rustic allure, offering a warm and inviting atmosphere for both relaxation and gatherings. Whether you're savoring the soothing sounds of the creek from the porch or unwinding in the cozy interior, the home becomes an extension of the surrounding natural beauty.

For welcoming guests, three charming furnished guest cabins are thoughtfully positioned throughout the property, providing a private and comfortable space for visitors to enjoy the tranquility of the creek and lush surroundings. Additionally, a unique furnished cabin/deer house on stilts offers a remarkable vantage point to observe wildlife and immerse in the beauty of nature while providing additional places to stay.

Embrace the potential of sustainable living with an established one-acre vineyard and a



PRESENTED BY:

JESSE KLINGLER
Real Estate Consultant
M: (636) 699-5208
P: (855) 573-5263 x714
E: jklingler@trophy.com

Trophy Properties and Auction
15480 Clayton Road
Suite 101
Ballwin, MO 63011
www.Trophy.com
leads@trophy.com



Crawford County Missouri Land for Sale at iAuction - Huzzah River Ranch

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

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

fruitful orchard with water run to both, offering an array of fresh produce throughout the seasons. Trails wind through the property, inviting you to explore the diverse landscape, while fenced and cross-fenced pastures provide ample space for livestock or agricultural pursuits.

Water is a key element of this property, with two wells ensuring a reliable supply as well as a pump system to feed the irrigation and two springs running year round. A pond adds to the allure, enhancing the scenic beauty and offering opportunities for fishing or peaceful moments of reflection. The thoughtful addition of a greenhouse allows for year-round cultivation of plants, while a comprehensive irrigation system supports the lush landscaping throughout the estate.

Beyond the main residence and guest cabins, the property offers numerous features to enrich your experience. From the his and her shower house providing convenience for guests, to water features artfully integrated into the landscape, every aspect has been carefully designed to harmonize with the natural environment. Multiple storage sheds, tack room, barns, and one unfinished cabin ready for its finishes also spread over the property.

This remarkable property presents a rare opportunity to immerse yourself in the tranquil embrace of nature, while still enjoying the comforts and amenities necessary for modern living. Whether you're seeking a private retreat, an outdoor enthusiast's paradise, a sustainable living experience, or a business opportunity this 78± acres with over half a mile of Huzzah River is ready to become your haven of peace and inspiration. Come and discover the boundless possibilities of this unique estate that seamlessly weaves nature, comfort, and serenity into a truly exceptional offering.



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.



Crawford County Missouri Land for Sale at iAuction - Huzzah River Ranch

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

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