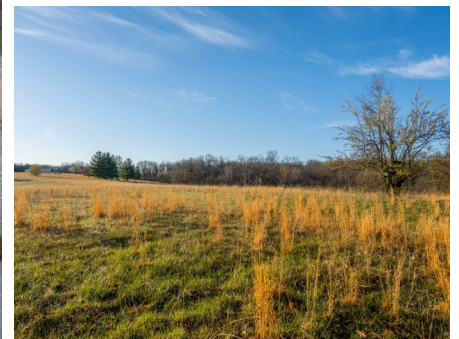




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Franklin County Missouri Land iAuction - The Estate of Roberta R. Cano

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



BIDDING ENDS WEDNESDAY, MAY 17TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

150 Rose Mist Lane
Leslie, MO 63056

ACRES: 68

COUNTY: Franklin

AUCTION DETAILS:

Property Preview Saturday, May 6th 10AM to 12PM.

Due to the death of Roberta R. Cano we will be selling her real estate holdings near Leslie, MO.

Tract 1: 135 Saint Johns ER Church Road, Leslie, MO 63056 - Introducing a beautiful piece of land, situated in Franklin County, MO, spanning approximately 39± acres. This property boasts blacktop road frontage and a private gravel drive, offering easy access and ensuring your privacy. With 8 individual lots already divide or keep as one, this property provides endless possibilities for use.

If you're a hunting enthusiast, you'll be delighted to know that the land is teeming with deer sign and offers excellent turkey hunting opportunities. The property is also partially fenced and cross fenced with wire and features a pond, making it ideal for wildlife and wood duck habitat.

Enjoy stunning views of the surrounding landscape from various vantage points on the property. This peaceful setting is just 13 miles from New Haven, MO, and 12 miles from Washington, MO, providing the perfect blend of seclusion and convenience.

Located close to wine country, you'll have access to some of the finest vineyards and wineries in the region. The property also features great build sites, allowing you to construct the home of your dreams.

You'll have access to all necessary utilities, including a well, electric, and septic, as well as a barn with electric and water, and a trailer home. Whether you're looking for a private retreat, hunting



PRESENTED BY:

JESSE KLINGLER

Real Estate Consultant

M: (636) 699-5208

P: (855) 573-5263 x714

E: jklingler@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com



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land, or a new place to call home, this property has everything you need and more. Don't miss this once-in-a-lifetime opportunity to own a piece of paradise in beautiful Franklin County, MO.

Tract 2: 150 Rose Mist Lane, Leslie, MO 63056 - Welcome to this beautiful 29± acre property located in Franklin County, MO just north of Beaufort, MO in close proximity to the charming towns of Washington and New Haven. This property features a spacious 3-bedroom, 2-bathroom home built on a concrete foundation, ensuring comfort in an outdoor setting. Additionally, the property is equipped with a well, septic, and lagoon system, ensuring that you will have everything you need for a comfortable and convenient lifestyle.

As you make your way down the private drive, you will be surrounded by stunning natural beauty. A barn sits off to the left with its own electric meter and panel. A wet weather creek running through the property offers an idyllic setting for relaxation and recreation. The property is also ideal for hunting enthusiasts, with excellent hunting opportunities and sign available. You will have access to a wide variety of game, from deer to turkey to small game like rabbits and squirrel.

Additionally, the property has been platted with seven separate lots. Keep them together as one piece of your very own outdoor paradise or sell some of them off at your own convenience. The groundwork is set either way.

Finally, this property boasts breathtaking views of the surrounding landscape, providing the perfect backdrop for all of your outdoor adventures. Whether you are looking for a peaceful retreat from the hustle and bustle of city life or an ideal hunting and recreation property, this 29± acre property in Franklin County, MO is the perfect choice.



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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