



# Franklin County Missouri Land for Sale at iAuction - Vemmer Farm

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BIDDING ENDS WEDNESDAY, AUGUST 2<sup>ND</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



## PROPERTY ADDRESS:

2173 N Bend Loop  
Union, MO 63084

**ACRES: 87**

**COUNTY:** Franklin

## AUCTION DETAILS:

**Property Preview Saturday, July 22nd 9AM to 11AM.**

**Bidding Ends Wednesday, August 2nd at 10AM.**

Discover an Exceptional 87-Acre Property in Franklin County, MO near Union

Situated 5 minutes out of Union, MO, this expansive 87± acre property offers an incredible opportunity for hunting enthusiasts and those seeking rejuvenating recreational therapy. With over 5,000 feet of prime Bourbeuse River frontage, this land presents a picturesque setting for outdoor adventures, including hunting, fishing, and floating. The possibilities for enjoyment and relaxation are boundless.

Nestled within this natural oasis is a charming 3-bedroom, 1-bathroom rustic farmhouse. While the home boasts central air and heat for year-round comfort, some updates are needed, providing an excellent chance for personalization and adding your own touches. The main floor laundry brings convenience to your daily routine, while the sunroom offers a tranquil space to unwind and soak in the surrounding beauty.

The property also includes a spacious 3-car garage, perfect for storing vehicles, outdoor equipment, and recreational gear. Inside the farmhouse, you'll find an inviting eat-in kitchen that serves as a central hub for gathering and creating culinary delights. A separate dining room provides an elegant space for hosting memorable meals and special occasions.



## PRESENTED BY:

**ERIC MERCHANT**

**Real Estate Consultant**

M: (314) 514-1218

P: (855) 573-5263 x730

E: [emerchant@trophyapa.com](mailto:emerchant@trophyapa.com)

**Trophy Properties and Auction**

15480 Clayton Road

Suite 101

Ballwin, MO 63011

[www.Trophyapa.com](http://www.Trophyapa.com)

[leads@trophyapa.com](mailto:leads@trophyapa.com)





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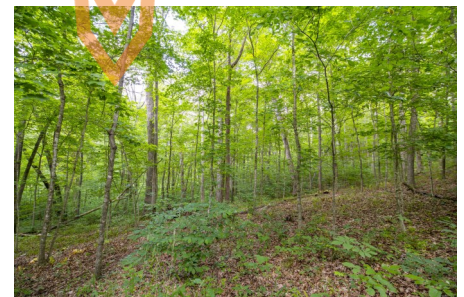
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Hardwood floors grace the main level, exuding a timeless charm that is further enhanced by the wide baseboard and trim. The rustic aesthetic of the farmhouse blends harmoniously with the natural surroundings, creating a cozy and inviting atmosphere.

Approximately 35 acres of highly productive cropland present a wonderful opportunity for agricultural enthusiasts or those interested in sustainable living. The fertile soil offers the potential for cultivating crops or creating your own farmstead. Additionally, barns and outbuildings are included on the property, providing ample space for housing and tending to the livestock of your choice.

Convenience is at your fingertips, with the vibrant Chesterfield Valley located less than an hour's drive away. This bustling area offers a wide range of shopping, dining, and entertainment options to cater to your needs. The charming town of Washington is also a short 12-mile journey, offering historical charm and a close-knit community.

For more information about this remarkable property, please contact **Eric Merchant (636) 251-5105**. Don't miss the opportunity to own this magnificent piece of land, where fantastic hunting, recreational therapy, and a serene riverfront lifestyle awaits.



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.





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

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