



Lincoln County Missouri iAuction - Frossard Farm

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

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



BIDDING ENDS WEDNESDAY, DECEMBER 7TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

736 Walker Road
Troy, MO 63379

ACRES: 100.4
COUNTY: Lincoln

PROPERTY DESCRIPTION:

Open House Sunday, November 20th 11AM to 1:30PM.

Bidding Ends Wednesday, December 7th at 10:00 AM.

100.40 gently rolling surveyed acres of world class deer habitat next to Cuivre River State Park! Come and see your new paradise in the countryside! This property has the potential to have some of the best deer hunting around! Little Sugar Creek runs through the property from north to south and there are scattered fields on the ridges and in the bottoms along Little Sugar Creek, making for some of the best-looking deer and turkey habitat I've seen in years! The 3bd/2ba home with walkout is ready for your renovation vision and has great "bones"! Newer windows, new electric panel, new HVAC and a new water heater have it primed for your cosmetic updates... or enjoy it as is for weekends and hunting! Fenced for horses with a horse barn with stalls and a loafing shed, this farm could easily be your forever home as well! Extremely private and with endless building sites, it could be whatever you envision. Bring your friends and family out for all of the fun a property like this provides! Lots of trails for horseback riding and you can ride those ponies right into Cuivre River State Park! A once in a lifetime chance to own 100.40 surveyed acres next to a proven deer factory and endless recreational opportunities! Come and see a property you can start a legacy on! Public Water is at Walker Road!



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Trophy Properties and Auction

15480 Clayton Road

Suite 101

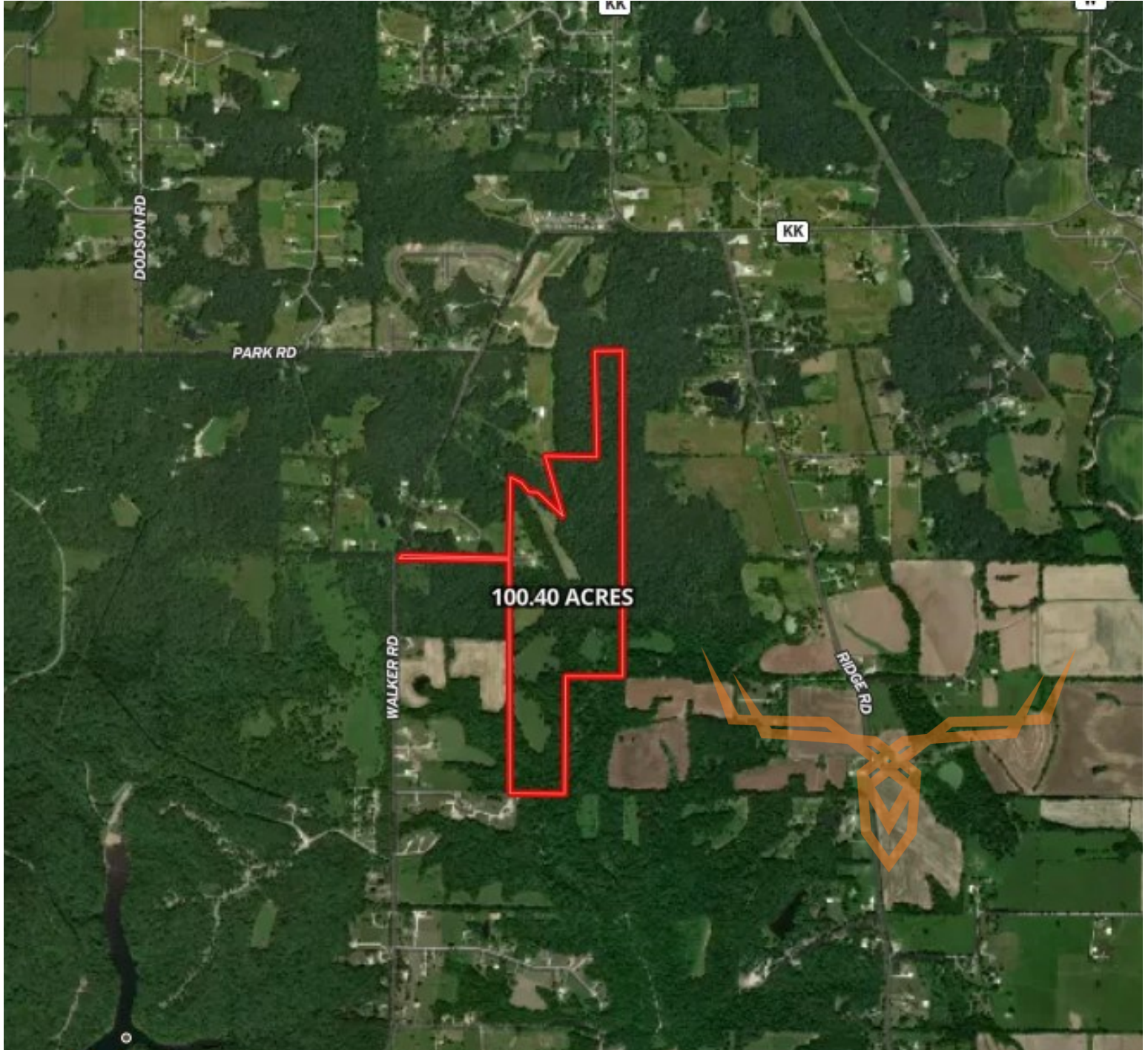
Ballwin, MO 63011



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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.