

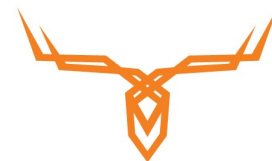
T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Lincoln County Missouri Land iAuction - Winfield Manor

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



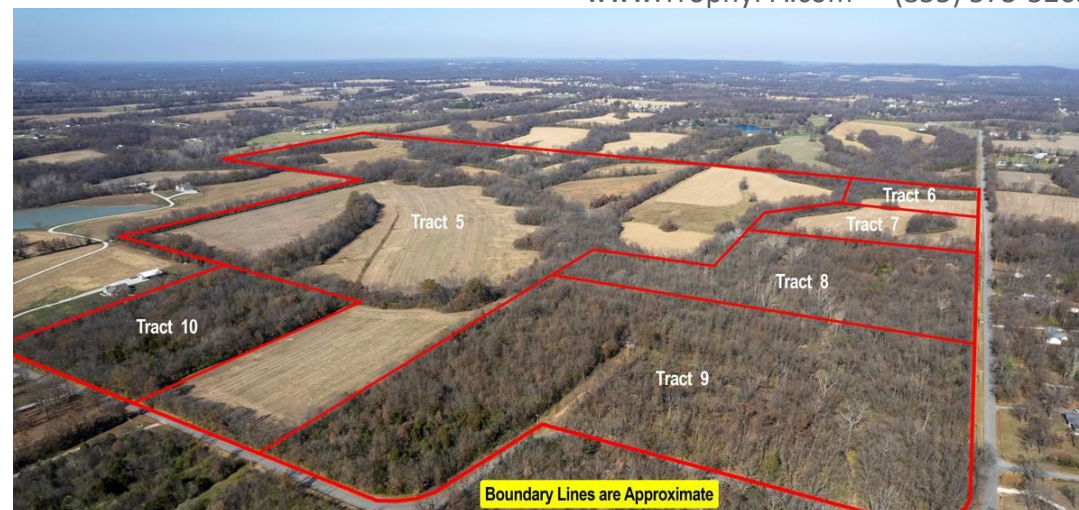
Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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BIDDING ENDS WEDNESDAY, DECEMBER 21ST AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

905 Mansion Road
Winfield, MO 63389

ACRES: 248

COUNTY: Lincoln

AUCTION DETAILS:

Property Preview Saturday, December 3rd 10AM to Noon.

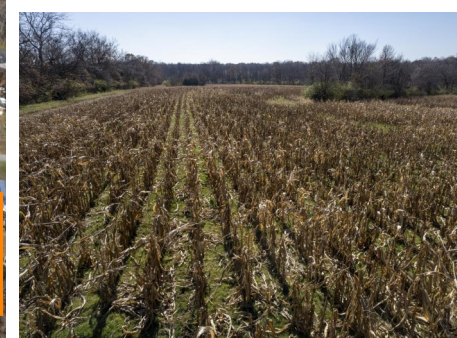
Bidding Ends Wednesday, December 21st at 10AM.

For the first time, 248 Acres of the esteemed Winfield Manor in Winfield, MO are available to purchase through iAuction - offered in 9 tracts!

The original 497.3 acres of Winfield Manor was put together through a purchase of 300 acres in 1963 and an additional 275 acre purchase in 1966. In 1979 it was purchased by the current owner, Emerson Electric, and since then it has been meticulously maintained. Now, 248 acres of the manor are available to purchase at iAuction.

Over the last 60 years, the land has had a tenant farmer and has consistently produced a good crop of soybeans and corn. The land is loaded with wildlife and has only been hunted by the ownership group. There has been very little hunting pressure on the land.

This is a fantastic opportunity to purchase a potential homesite, your own recreational property, or more land to expand your farming operation.



PRESENTED BY:

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Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

Tract 1: 3.083 acre lot with an earthen home that is currently configured as a guest house. The home has eight suites, each with their own full bathroom. Two of the suites do not have windows, so they cannot be classified as bedrooms. There is a large kitchenette with a sink, a dishwasher, and plenty of pantry space. This home would be perfect as a guest home, a deer camp for hunting your nearby property, or the start of your dream home. Accessed from hard surfaced Mansion Road.

Tract 2: 3.084 acre building lot. Accessed from hard surface Mansion Road.

Tract 3: 6.054 building lot. Accessed from hard surface Mansion Road.

Tract 5: 162.953 flat to gently rolling surveyed acres with approximately 114 acres of highly productive cropland. The land is ideal for hunting with pockets of woods and wooded draws making great travel corridors and pinch points. Some grain fields are small in size and surrounded by woods making them ideal food plot locations. With the topography and wet water creeks, there is a potential lake site in the center of this tract. Accessed from hard surfaced N. Ethlyn Road.

Tract 6: 10.055 flat to gently rolling surveyed acres with approximately 4 acres of open land. An ideal building site with recreation and hunting. Accessed from hard surfaced N. Ethlyn Road.

Tract 7: 12.269 flat to gently rolling surveyed acres with approximately 8 acres of open land. An ideal building site with recreation and hunting. Accessed from hard surfaced N. Ethlyn Road.

Tract 8: 20.151 flat to gently rolling surveyed acres consisting of mature hardwoods. An ideal building site with recreation and hunting. Accessed from hard surfaced N. Ethlyn Road. Overall Cemetery, which is a separate tract that is owned by a third party is located within the interior of Tract 8. Access rights to the Overall Cemetery may exist and may also be created pursuant to a separate agreement.

Tract 9: 20.001 flat to gently rolling surveyed acres consisting of mature hardwoods. An ideal building site with recreation and hunting. Accessed from hard surfaced N. Ethlyn Road.

Tract 10: 10.447 flat to gently rolling surveyed acres consisting of mature hardwoods. An ideal building site with recreation and hunting. Accessed from hard surfaced N. Ethlyn Road.

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

