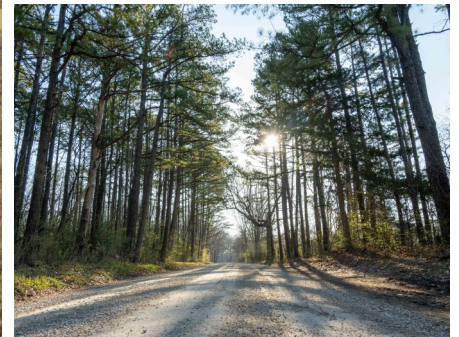
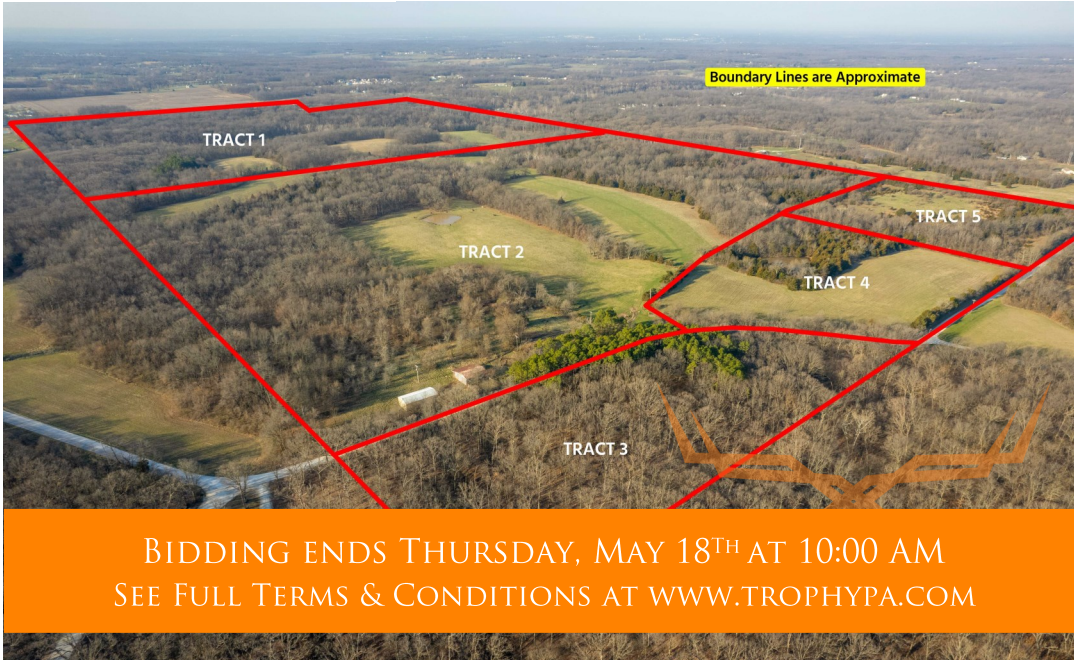




# Lincoln County Missouri Land iAuction - Winkelmeyer Farm

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

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



**PROPERTY ADDRESS:**  
306 Blackmore Road  
Foley, MO 63447

**ACRES:** 313  
**COUNTY:** Lincoln

## **AUCTION DETAILS:**

**Property Preview Saturday, May 6th 10AM to Noon.**

**Bidding Ends Thursday, May 18th at 10AM.**

These 313± gently rolling acres being offered in 5 tracts are conveniently located 9.5 miles northeast of the highway 61 and 47 intersection in Troy, MO and under an hour from the Chesterfield Valley. The land consists of mature woods and meadows and is loaded with wildlife. There are ponds and a small stream that empties into Cunningham Creek that meanders through the farm. These water sources provide ample water for the large and small game and natural travel corridors. The farm and has been used as pastureland and hay crop over the recent years and could continue to or YOU could convert some land to food plots. There are multiple fields that would be terrific food plots and great setups for hunting deer and turkey. With utilities nearby and the location the possibilities are endless with these 313± acres. If you're looking for recreation, hunting or rural living be sure to give the Winkelmeyer farm a good look.

**Tract 1:** 150± gently rolling acres. This tract is mostly wooded with Cunningham Creek rolling through and multiple meadows ready to be converted to food plots making it an ideal hunting and recreation tract. The land is located on State Highway Y with utilities nearby.



## **PRESENTED BY:**

**KEN DAYLEY**  
Land Specialist

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## **Trophy Properties and Auction**

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**Tract 2:** 126± gently rolling acres. This tract is close to 50% woods and 50% grassland with ponds, a cattle waterer and a loafing shed. The land is ideal for recreation and hunting and has many areas for food plots and stand locations. This tract is located and accessed from Blackmore Road with utilities nearby.

**Tract 3:** 8± gently rolling acres. This tract consists of mature hardwoods and would make an ideal new homesite. The land is located on Blackmore Road with utilities nearby.

**Tract 4:** 15± flat to gently rolling acres. This tract consists of grassland and woods and is ready for your forever home. The land is located on Blackmore Road with utilities nearby.

**Tract 5:** 14± gently rolling acres. This tract consists of woods and overgrown pasture. This is an ideal small hunting and recreation tract and with some clearing and ideal spot for a new home or place to park your travel trailer. The land is located on Blackmore Road with utilities nearby.



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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