

Ed Sangster Estate Real Estate Auction - Iberia, Miller County, Missouri

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

Trophy Properties and Auction • (855) 573-5263 • leads@trophy.com

ONLINE
AUCTION



OPEN HOUSE: Saturday, October 6th 9am - 12pm
BIDDING ENDS Wednesday, October 24th at 10:00AM

PROPERTY ADDRESS:

53 Black Oak Drive
Iberia, MO 65486

ACRES: 167+/- acres

COUNTY: Miller

Due to the death of our father we have decided to sell his 167+/- acres and home at Internet-only auction.

Sellers: Bobby Sangster, Billy Sangster and Jimmy Sangster

PROPERTY DESCRIPTION:

These 167+/- wooded acres and home are conveniently located on State Highway A just 14 miles North of Iberia and 10 miles East of Tusculmbia. The mature woods lining the .5 mile lane back to the country home makes for a park like setting. If you're looking for country living and or a tract of land with big timber be sure to check this one out.

Tract 1: 31+/- acres of wooded and pastureland including a great country home built in 1994 (Per Assessor sheet) with wrap around porch and partially finished walk-out lower level with bathroom. The main floor, 2,354 sq ft of living space, consists of two full kitchens, two bedrooms, and baths, one Jacuzzi tub room, and fireplace. The upper level is one large finished open area with safe room and bathroom. Assessors card shows 4,002 sq ft of total living area. Also on this tract of land is a 30x60 utility shed built in 2007, 13x47 pole barn, 10x12 pole barn, 16x11 pole barn and 18x16 shed. All dimensions per county assessors sheet.

Tract 2: 32+/- acres of rolling to gently rolling woods. Great tract of land for new construction with good hunting and excellent timber value.

Tract 3: 70+/- acres of rolling to gently rolling woods. Great tract of land for new construction with good hunting and excellent timber value.

Tract 4: 34+/- acres of rolling to gently rolling woods. Great tract of land for new construction with good hunting and excellent timber value.

PRESENTED BY:



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Broker/Partner

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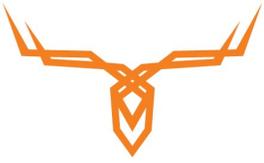
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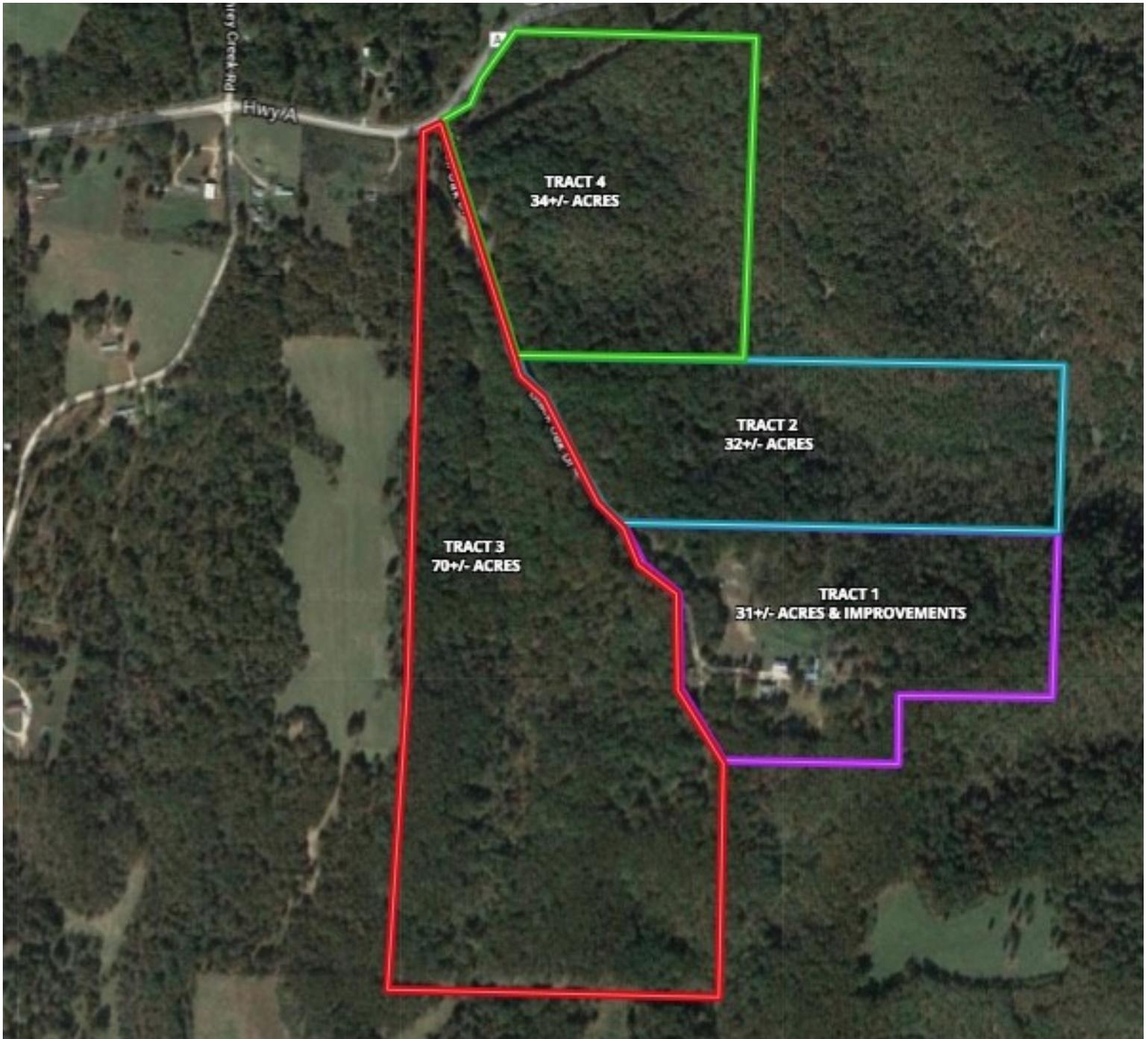
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There are no expressed or implied warranties pertaining to this property. Real estate is being sold "As Is, Where Is".