



St. Francois County Missouri Land iAuction

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

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



BIDDING ENDS THURSDAY, DEC. 17ND AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

4466 Hwy Y
Valles Mines, MO 63087

ACRES: 334

COUNTY: St. Francois

PROPERTY DESCRIPTION:

Due to the death of my husband we will be selling our 334± acres in 2 tracts at an internet-only auction. We rarely make it to the farm nowadays. We hope the next buyer enjoys this beautiful property as much as we have. *Seller: Lori Willibrand*

Open Houses: Monday November 30th 10 AM to 2 PM & Saturday, December 5th 10 AM to Noon

Bidding ends Thursday, December 17th at 10 AM.

Tract 1: 136± acres of gently rolling to rolling hills. There are five lakes on this parcel. The house overlooks a lake that is 2.4± acres. The biggest lake is 3.6± acres. There is also a 2 acre lake, and then two small lakes of .25 acres and .27 acres. (Sizes are approximate). The improvements were reportedly constructed in 1990. The residence is comprised of five rooms above grade and contains approximately 1,764 square feet of living area. There is a small foyer, a living room, kitchen, two bedrooms and one full bathroom above grade. Two stone fireplaces, each with a Heatilator, stained glass windows, and sky lights. There is also a finished basement comprised of a family room/rec room, hearth area, and one full bathroom. The lakes offer great fishing opportunities and great views for relaxing and enjoying the great outdoors. There is also a 1,157 square foot frame barn that was reportedly constructed in 1996. In the barn is a Kubota L5740 cab tractor with loader showing 668 hours, 3pt. rotary mower, 3pt. disc, and 3pt. blade, all being included with the sale.

Tract 2: 198± acres of rolling hills. There are three open areas on top of the main ridge. The sizes of the openings are 1.29 acres, 8.5 acres, and 4.3 acres. They would be great areas for food plots or a building site. The elevation on this tract ranges from 800 feet up to 1,000 feet. The balance of the tract is full of mature timber and makes for excellent habitat for whitetail deer, turkey, and squirrels.



PRESENTED BY:

PHIL BROWN

Broker/Partner

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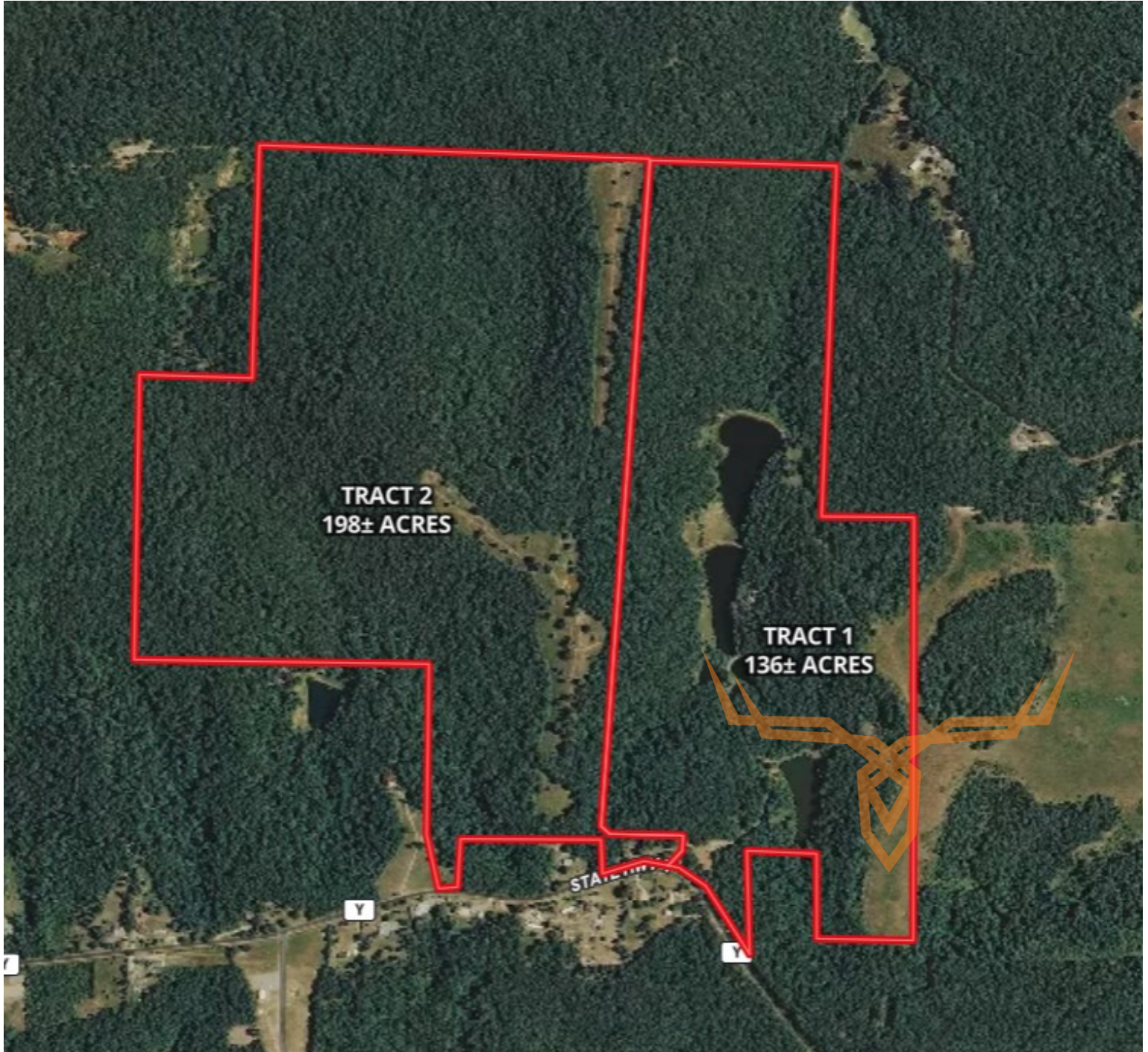
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are 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.