

Pike County MO Land iAuction - McCoy Family Farm

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BIDDING ENDS WEDNESDAY, MARCH 3RD AT 10:00 AM
 SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:
 15381 Pike 130
 Louisana, MO 63353

ACRES: 295
COUNTY: Pike

PROPERTY DESCRIPTION:

These 295± gently rolling to rolling acres are conveniently located just northeast of Bowling Green and just 7 miles from Highway 61 and Highway UU exit ramp on hard-surfaced Pike 130. The McCoy family farm is mostly wooded and loaded with wildlife with a nice interior trail system to easily navigate to and from the deer stands and great setup points for turkeys. Farm Service Agency figures 43.91 acres of cropland with the balance in woods and creeks. There are two old homesites on the farm with electricity and water on site. If you're looking for a great hunting and recreation farm be sure to check out the McCoy family farm.

Tract 1: 70± gently rolling acres with approximately 26 acres of cropland, a small walnut tree grove along the rock bottom creek that meanders throughout the southern portion of this tract. Ideal hunting and recreation tract that can be income-producing.

Tract 2: 160± gently rolling to rolling acres with the old McCoy family homestead. The excellent interior trail system, rustic barns, nice pond, and cool creek with rock formations are just a few of the features on this tract. This is a great hunting and recreation farm with electricity and water on site.

Tract 3: 65± gently rolling to rolling acres of mature hardwoods with electricity and water. This tract does have an easement running through it for the landowners to the south to access their property.



PRESENTED BY:

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PROPERTIES AND AUCTION
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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.