



Platte 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 WEDNESDAY, APRIL 21ST AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 E Hwy H
Dearborn, MO 64439

ACRES: 257.7

COUNTY: Platte

PROPERTY DESCRIPTION:

We are selling our generational family farm to allow a new family to make its legacy with the land. Sellers: Harry Lee Boggess III Estate and Constance Carder

Bidding ends Wednesday, April 21, 2021, at 10:00 AM.

Inspection day Saturday, April 10th, 10 AM to Noon.

These 257.7 gently rolling surveyed acres are located just 10 minutes north of Platte City and 20 minutes north of KCI airport. Divided into three tracts, the property boasts a mix of highly productive tillable ground, timber, and great build sites. The Farm Service Agency figures there to be 135 acres of highly productive cropland. If you are looking for your little slice of country living or hunting ground while staying close to Kansas City, this property is exactly what you need. With heavy deer sign, and bordered by cropland and Bee Creek you have an opportunity to purchase a larger tract for a build and hunting or a smaller tract for your home and/or small tract hunting. There is a farmer tenant in place for 2021 growing season with a 50/50 crop share agreement. Buyers will receive 50% of the crop income.

Tract 1: 127.3 surveyed acres with approximately 114 tillable acres. The remainder is timbered draws and borders. Blacktop access via County Road H along the southern side of the tract. Great investment, hunting or build tract.

Tract 2: 30.8 surveyed acres with approximately 12 tillable acres. The remainder is in timber bordered by Bee Creek on the eastern property line. Excellent build site or small tract hunting.

Tract 3: 99.6 surveyed acres with approximately 9 tillable acres and the remainder in timber. This tract features a high timber knob slopping down to creek bottom timber ground. Excellent hunting tract bordered by neighboring crop ground and Bee Creek. Excellent build site.



PRESENTED BY:

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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.