



Dent 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, MAY 27TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Hwy C
Lenox, MO 65541

ACRES: 253
COUNTY: Dent

PROPERTY DESCRIPTION:

Rare opportunity to purchase land owned by the late Mr. and Mrs. Walter H. Williams. The Williams Family is known throughout Dent County, and surrounding areas, for their expertise in animal husbandry and impeccable farm maintenance.

Bidding ends Thursday, May 27, 2021 at 10:00 AM.

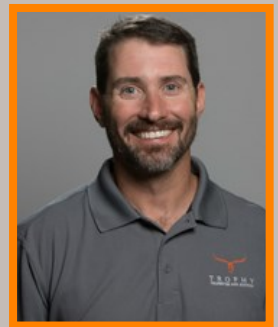
These 253± flat to gently rolling acres are conveniently located on highway C just 11 miles south-east of Edgar Springs, 10 miles northeast of Licking, and 15 miles west of Salem. The Farm Service Agency figures 204 acres of cropland/pasture with the balance in woods and water. The farm is ideal for cattle with improved pasture, good fences, cattle handling facility, waterers, and ponds. There are also excellent hunting and recreation possibilities, beautiful 3± acre lake along with nice new homesites.

For more information call or text Jason Wallingford 314-882-6971 or Jason Cleveland 636-751-4579.

Tract 1: 9± acres with small pond on highway C. Great new homesite!

Tract 2: 124± flat to gently rolling acres on highway C with a cattle handling facility, waterers, well, 5 small ponds, and old homestead. Great new homesites!

Tract 3: 120± flat to gently rolling acres of hunting and recreation paradise with 2 small ponds, and 3± acre lake. This tract is located on county road 258. Great new homesites!



PRESENTED BY:

JASON CLEVELAND

Broker/Partner

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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.