



Pike County Missouri Land iAuction - Mitchem Farm

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

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



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



PROPERTY ADDRESS:
13400 Pike 132
Bowling Green, MO 63334

ACRES: 92
COUNTY: Pike

PROPERTY DESCRIPTION:

As we're relocating to be closer to our children and grandchildren, we have decided to sell our home and land at an internet only auction. Sellers: Scott and Rebecca Mitchem

Open House Thursday, July 8th 5PM-7PM and Tuesday, July 20th 5PM- 7PM.

Nestled in the hills of Pike County, Missouri near Bowling Green is this beautiful 3-bedroom, 3-bathroom home on a partially finished walkout basement situated on 92± total acres being offered in 2 tracts. Along with the 2,600 sq. ft. home, there is a 30x48 detached garage with a portion having a concrete floor and insulation making for a nice shop and work space. This property has been managed for trophy deer hunting since 2013. There are food plots and shooting houses already in place. There is also a great 2+ acre lake site next to the house that has already been approved by a geologist to have your own custom lake built. The property is just 1.5 miles off Highway 61 and only 45 minutes from Wentzville. Turnkey properties like this that are convenient to the surrounding cities do not hit the market very often! Please make plans to attend the open house and view this great home and acreage.

Tract 1: 20± gently rolling acres with 3-bedroom, 3-bathroom with walkout basement home, 30x48 detached garage, and mature hardwoods.

Tract 2: 72± gently rolling acres of mature hardwoods and food plots. Ideal hunting and recreational tract of land with nice building locations.



PRESENTED BY:

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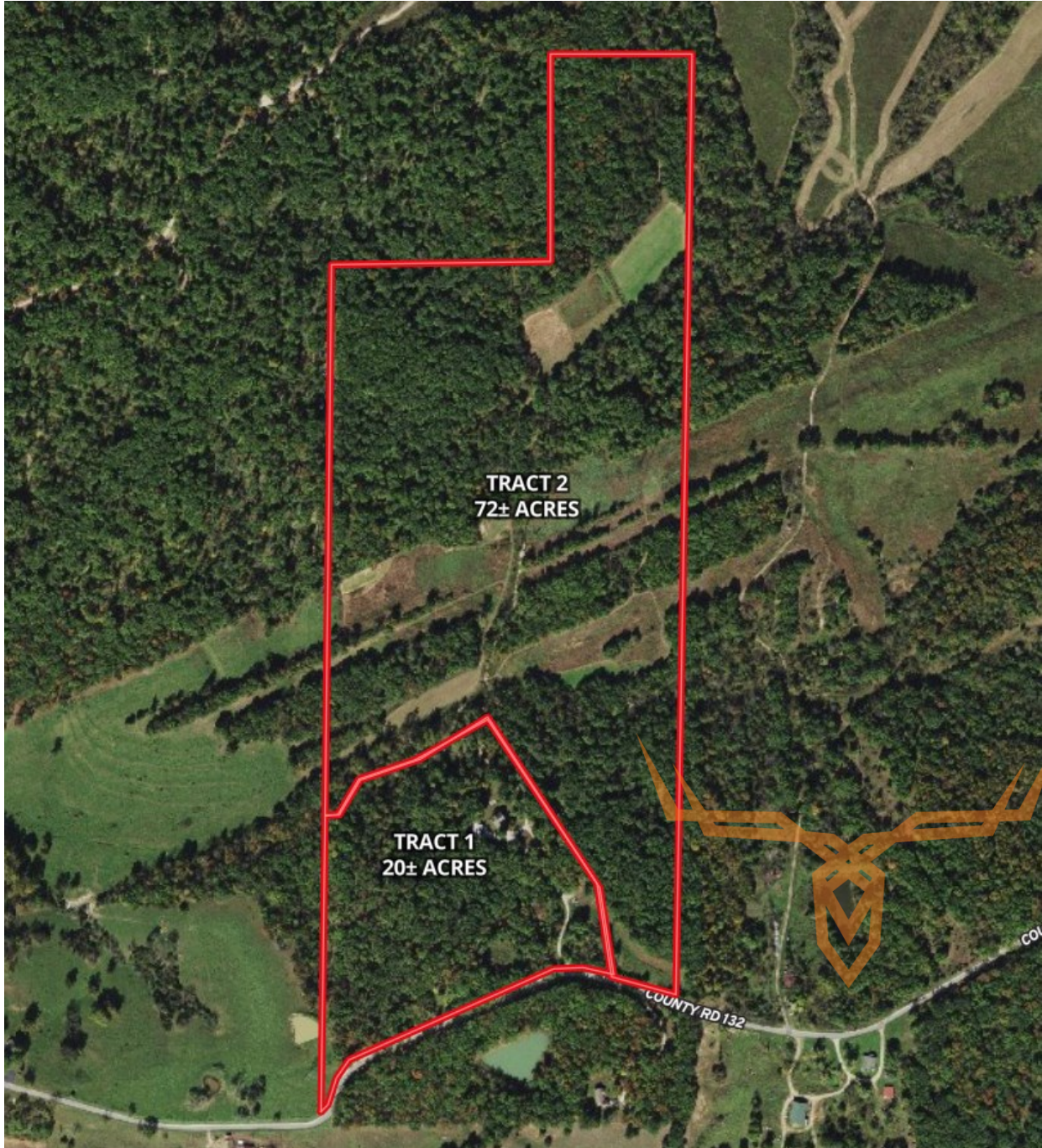
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are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