

## Crawford County Land iAuction - Dad's Flying M Ranch

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#### **PROPERTY ADDRESS:**

7314 Old Hwy 66 Cuba, MO 65453

### ACRES: 152

**COUNTY:** Crawford

#### PROPERTY DESCRIPTION:

Due to the limited use over the years we have decided to sell our family farm in 3 tracts at an internet-only auction. Sellers: Laura Moore, Gail Panus, & Harry Moore III

Open house Saturday, August 14th 10 AM to 1 PM.

Bidding ends Wednesday, September 22nd at 10 AM.

These 152.88 flat to gently rolling acres consisting mostly of pasture and woods are conveniently located just outside Cuba, MO and less than a one hour from St. Louis. The farmstead is currently being used for cattle with approximately 110± acres of pasture and the balance in woods, ponds, barn, and an older farm home. Dad's Flying M Ranch is easily accessible from I44 and Old 66. If you're looking for good hunting, therapeutic recreation, and country living be sure to check this property out!

<u>Tract 1:</u> 76.47 flat to gently rolling acres with an older farm home, barn, beautiful larger pond and a smaller pond and improved pasture. Accessed from Old 66.

<u>Tract 2:</u> 30.62 flat to gently rolling acres of pasture and scattered trees. Great building tract. This tract is accessed from McPherson Road.

<u>Tract 3:</u> 45.79 flat to gently rolling acres of woods and cedars trees and small pond. Great hunting and recreation. This tract is accessed from McPherson Road.



PRESENTED BY:

### ERIC MERCHANT Real Estate Consultant

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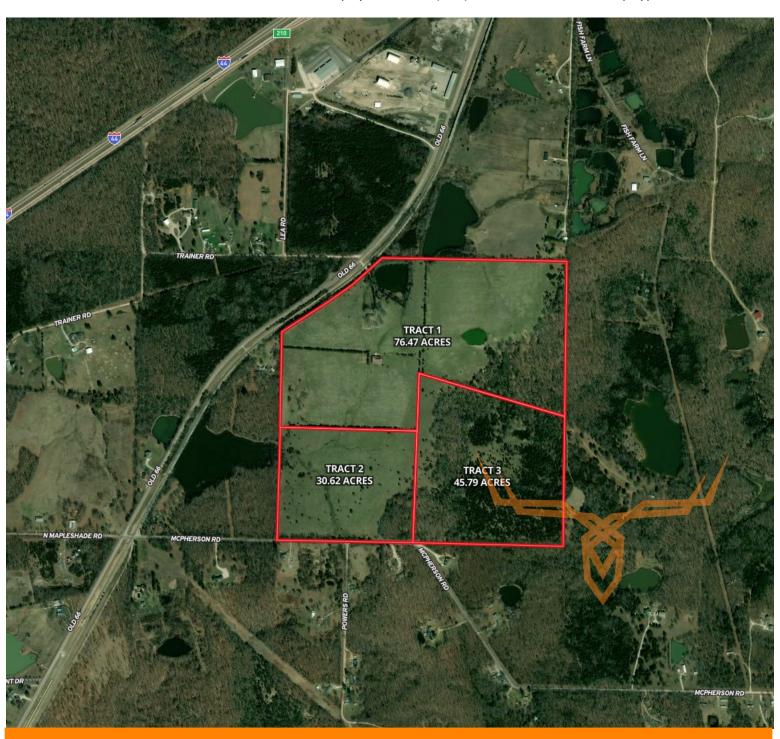
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