



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

Dent County Missouri Land iAuction - Williams Farm

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



BIDDING ENDS MONDAY, SEPT. 27TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

935 County Road 2520
Lenox, MO 65541

ACRES: 372.2

COUNTY: Dent

PROPERTY DESCRIPTION:

Rare opportunity to purchase land owned by the late Walter H. Williams, Jr.. The Williams Family is known throughout Dent County, and surrounding areas, for their expertise in animal husbandry and impeccable farm maintenance. Seller: Melissa Sin, Personal Representative

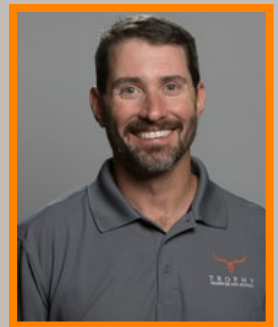
These 372.7 flat to gently rolling surveyed acres being offered in 7 tracts are conveniently located on highway C and county road 251 and 252 11 miles southeast of Edgar Springs, 10 miles northeast of Licking, and 15 miles west of Salem. The farm consists of two homes, outbuildings, ponds, pasture, woods, and hay crop. If you're looking for country living with an opportunity to run cattle and horses or hunting, and recreational therapy be sure to check out the Walter H. Williams Jr. farm.

Tract 1: 28.5 surveyed acres consisting of grassland and small pond. Access is from the west via Highway C. Great homesite!

Tract 2: 78.9 surveyed acres consisting of grassland and woods. Access is from the south via county road 252. Nice pasture and recreation farm with good homesites!

Tract 3: 67.9 surveyed acres consisting of grassland and wooded draw. Access is from the south via county road 252. Nice pasture and recreation farm with good homesites!

Tract 4: 13.8 surveyed acres consisting of 3bd/2ba house, outbuildings, grassland and nice lake. Access is from the south via county road 252. Nice country living with Lake view!



PRESENTED BY:

JASON CLEVELAND

Broker/Partner

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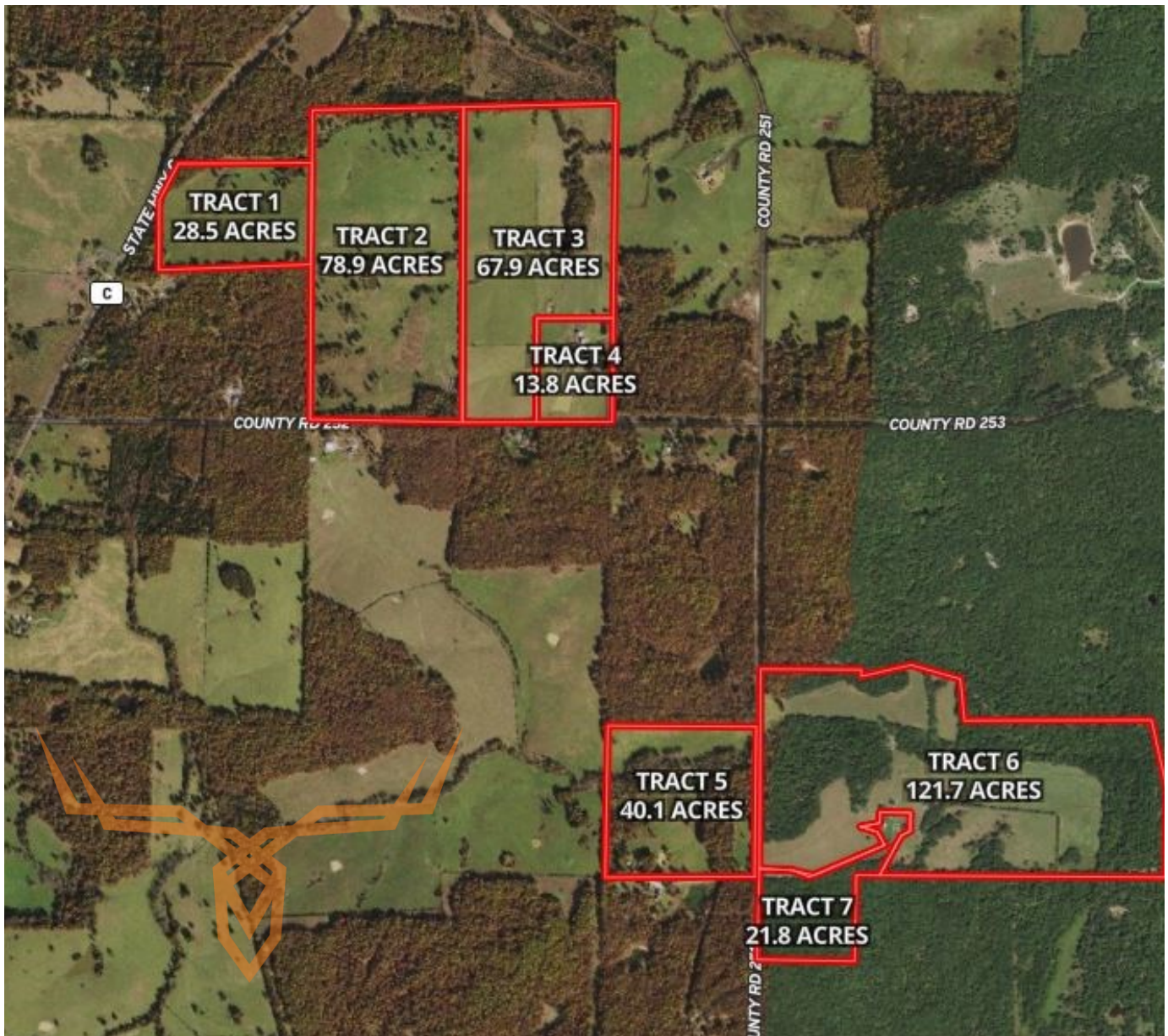
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Tract 5: 40.1 surveyed acres consisting of grassland, woods, and small pond. Access is from the east via county road 251. Excellent hunting and recreation tract.

Tract 6: 121.7 surveyed acres consisting of grassland, hay crop, woods, small pond, and the Barnitz Prong creek running through the east side. Access is from the west via county road 251. Excellent hunting and recreation tract.



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.