



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

Pike County Missouri Land & Home iAuction - Wolverton Farms

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BIDDING ENDS MONDAY, OCTOBER 4TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

10350 Pike 49
Frankford, MO 63441

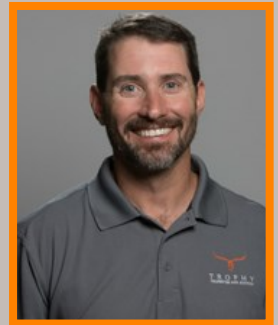
ACRES: 61
COUNTY: Pike

PROPERTY DESCRIPTION:

Open House Saturday, September 18th, 9 AM to 11 AM.

These 61± flat to gently rolling acres are conveniently located 10.5 miles north of Bowling Green and 1 hour 10 minutes from the Chesterfield Valley. This sanctuary with wildlife galore has been organic for 9 years with 9± acres planted in wildlife flowers represents excellent recreation and country living with a beautiful yard with a pergola surrounded with many perennials and a fenced garden plot. The 4,608 sq ft of total living space home has a great open floor plan with kitchen, living area, ½ bath, and master bedroom and bath on the main level. The upstairs is made up of 2 nice size bedrooms, a sitting room, and a full bath with a washer/dryer hook-up. The lower level walkout includes a bedroom, full bath, and partial kitchen. A great 32x12 three season sunroom with climate control overlooks the stocked 5+ acre lake with an aeration system. The home has an electric water heater, propane heat, rural water with a reverse osmosis water purification system and water softener, and a 20KW Generac whole home backup generator. Other improvements include a 32x48 pole barn with half being an insulated workshop with a wood burner and a 10x32 lean-to for additional equipment and storage. The home is being offered mostly furnished and includes a 60" Kubota zero turn mower, Kubota L3800 tractor with front end loader, Honda 2800 psi pressure washer, 5ft tiller, plow, 5ft disc, 5ft harrow, 5ft box blade, brush hog, golf cart, Stihl weed eater, 2 gas Stihl chain saws 16" & 18" bar, Generac 4500 amp portable generator, 2 kayaks, 2 man 10ft bass boat, trolling motor, air compressor, and cutting torch. Also included is an 8x12 heated chicken with loft and fenced, 8x12 heated and cooled dog/cat house and an 8x10 boathouse.

The 2020 Real Estate taxes were \$2,045.37.



PRESENTED BY:

JASON CLEVELAND

Broker/Partner

M: (636) 751-4579

P: (855) 573-5263 x701

E: jcleveland@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com



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