



TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Ralls County Missouri Land for Sale at iAuction - Adjacent to Mark Twain Lake

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



BIDDING ENDS THURSDAY, OCTOBER 14TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

16956 County Line Road
Monroe City, MO 63456

ACRES: 152
COUNTY: Ralls

PROPERTY DESCRIPTION:

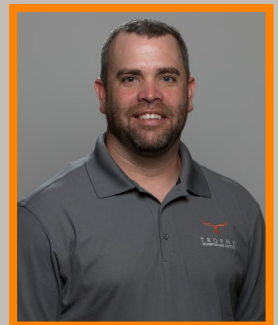
Bidding ends Thursday, October 14, 2021 at 10:00 AM

These 152± flat to gently rolling acres being offered in 3 tracts are located in Ralls County, MO near Monroe City. This northeast MO farm borders the Corp of Engineers ground at the Mark Twain Lake. A 3 bed 2 and a half bath home overlooks a 1.5-acre lake. The home is approximately 2,700 square feet and has an updated kitchen, large pantry, and has a walkout basement with tons of storage, and a hunting room designed with lockers to hold all your hunting equipment. The living room has a stone fireplace, and large windows that give you a great view of the lake. 2 bedrooms and 1.5 baths are on the main floor with 1 bedroom and bath upstairs along with a bonus room that is used as a bedroom. Along with the home this farm has 2 machine sheds, a 40x80 shed that has a 2 bed 2 bath apartment (approximately 1,000 square feet) with game room upstairs, and the garage is built to hold 2 RV's and has RV hookups with water stations on the outside. The second machine shed is a 40x60 that also has an RV hookup on the outside. The farm has 25± acres of open ground, with the remainder in woods. Located adjacent to the Corp of Engineer ground you can hunt, fish, and hike the more than 50,000 acres of the Mark Twain Lake public ground.

Tract 1 - 15± acres which includes the house, both machine sheds, and lake.

Tract 2 - 75± acres with approximately 10 acres of open land with the balance in woods. Great hunting and recreation tract adjacent to Mark Twain Lake. Ideal new homesites.

Tract 3 - 62± acres with approximately 7 acres of open land with the balance in woods. Great hunting and recreation tract and an ideal building location.



PRESENTED BY:

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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.