



Caldwell County Missouri Land iAuction - Sky View Farms

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

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



BIDDING ENDS WEDNESDAY, OCTOBER 13TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

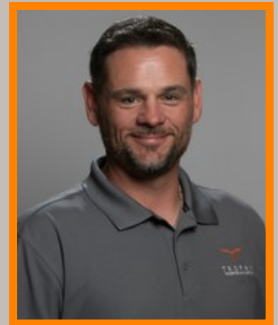
00 Catawba Road
Breckenridge, MO 64625

ACRES: 110
COUNTY: Caldwell

PROPERTY DESCRIPTION:

Bidding ends Wednesday, October 13, 2021, at 10:00 AM.

These 110± acres are conveniently located 3 miles south of Highway 36 on Catawba Road just 50 miles (as the Duck flies only 35 miles) from Swan Lake National Wildlife Refuge and Missouri's 'Golden Triangle' which includes Fountain Grove Conservation Area, Grand Pass Conservation Area, Dalton Cutoff, and the Missouri River. This hunting and recreation farm has 103.7 acres enrolled in the WRP program (see attached PDFs for complete project details) with 51.9 pool acres, 96.2 herbaceous acres, and 7.5 acres of woods. The balance of the land is outside of the WRP easement and has no restrictions. If you're looking for a good and potentially great combination waterfowl and deer hunting farm in north-central Missouri, be sure to check this one out!



PRESENTED BY:

JASON WALLINGFORD

President - Auction Division

M: (314) 882-6971

P: (855) 573-5263 x702

E: jasonw@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

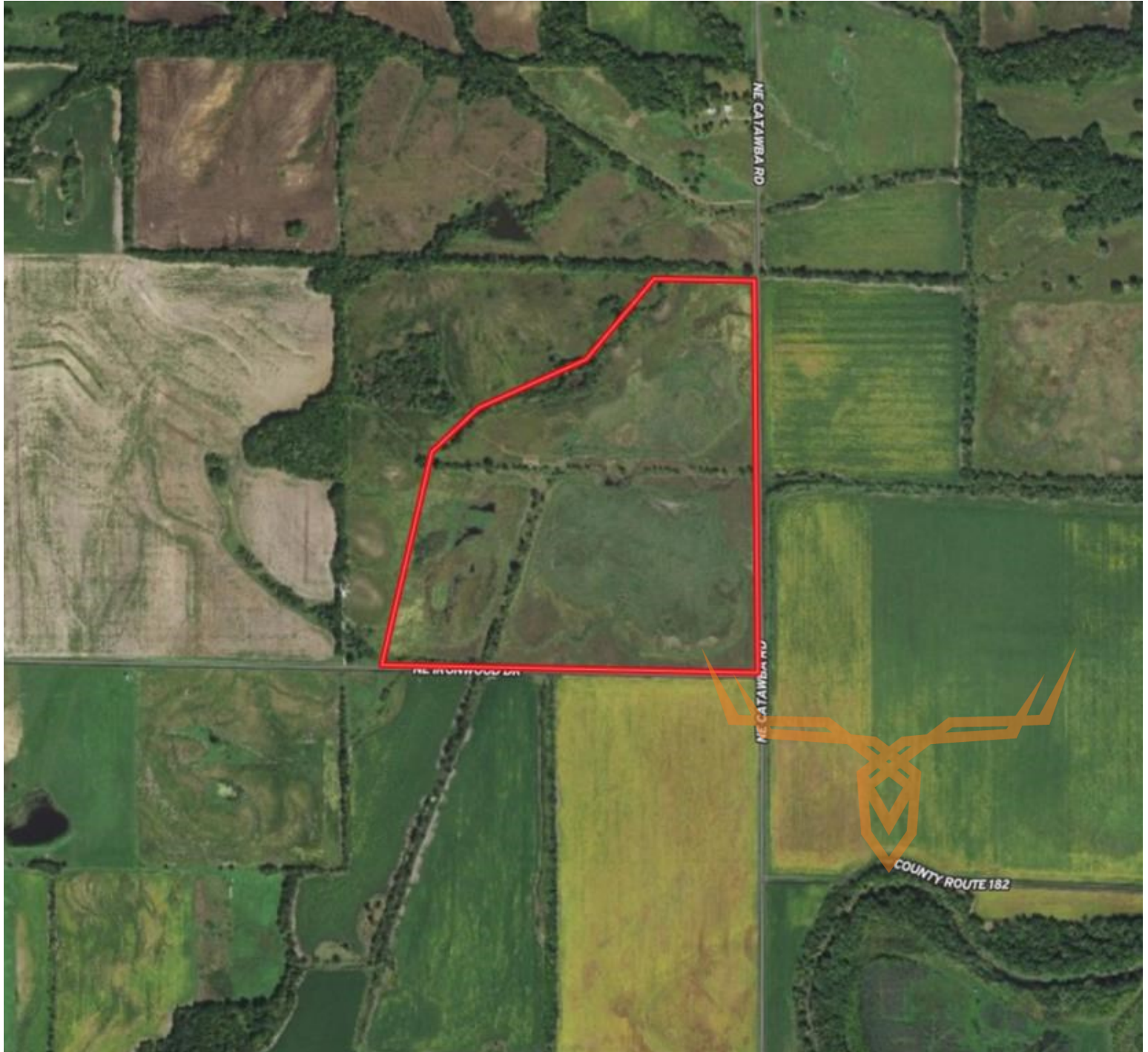
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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are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