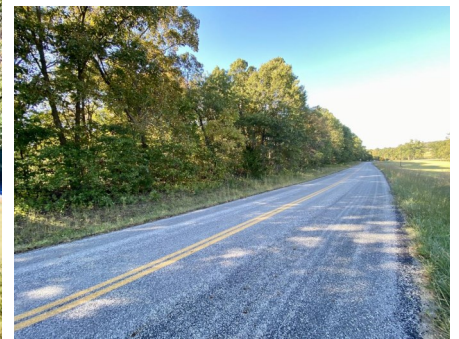




BIDDING ENDS THURSDAY, NOV. 18 AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



## PROPERTY ADDRESS:

00 Hwy HH  
Lowry City, MO 64776

**ACRES: 87**  
**COUNTY: St. Clair**

## PROPERTY DESCRIPTION:

**Open House Saturday, November 6th 9 AM to 11 AM.**

If you are looking for a potential build site, with deer hunting and quick access to Truman Lake for crappie fishing this property is for you! This 87± timber tract selling in 4 parcels is located on Hwy HH in St. Clair County less than one mile from the Taley Bend boat ramp! The property has a nice stand of timber including plenty of mast bearing hard woods perfect for the bowhunter. We have bumped deer each time we have walked the property. The western edge of the property borders a large section of hard to access Corps of Engineers ground and is approximately 500 yards from the lake shore, meaning access to more land to hunt or shoreline fish than just the property you own. The property is located in the Lakeland School District, 8.5 miles from Lowry City and 16 miles from Osceola.

**Tract 1:** These 17± acres has access from Hwy HH to the east and NE 951 Rd on the Northeast corner. An old logging path cuts into the tract from NE 951 Rd. The east side of the tract start off nice and gentle sloping toward the lake as the tract moves west.

**Tract 2:** These 20± acres has access from Hwy HH with and lays nicely close to the road. The tract then begins to slope off as you move west toward the lake with a nice draw running cross ways across the north-west corner of the tract.

**Tract 3:** These 23± acres are accessed from Hwy HH with a nice old road that running west along the ridge into the property. With a nice timbered draw running the north edge, the tract then flattens out on the northwest corner of the tract running along the top of nice long ridge that moves into Corps ground.

**Tract 4:** These 27± acres are the closest to the Talley Bend boat ramp and has access from Hwy HH. A nice long draw runs down the center of the tract with large mast bearing trees. The northwest corner of the tract then levels out with a nice long ridge running southwest into the Corps ground. The old road from Tract 3 crosses into this tract running down along the ridge.



## PRESENTED BY:

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## Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

[www.TrophyPA.com](http://WWW.TROPHYPA.COM)

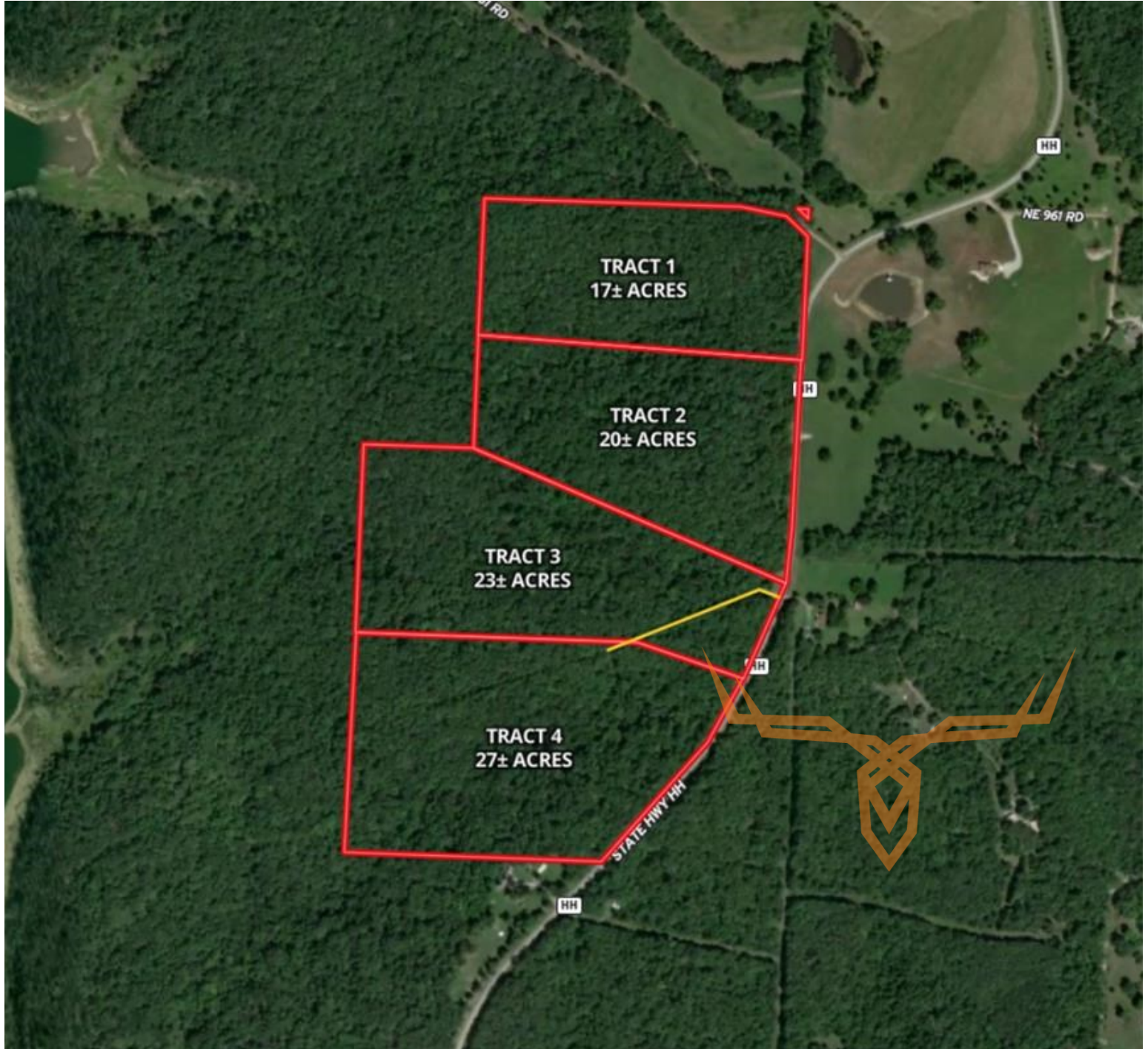




# St. Clair County Missouri Land iAuction - Clay Farm

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