



Lincoln County Missouri Land & Equestrian iAuction - Hegger Farm

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

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BIDDING ENDS THURSDAY, DECEMBER 9TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:
5804 & 5806 Park Drive
Troy, MO 63379

ACRES: 30
COUNTY: Lincoln

PROPERTY DESCRIPTION:

Open House Sunday, November 21st 11 AM to 1 PM.

30± acres of land and improvements in Lincoln County, MO - just 10 minutes north of Troy, MO. The Equestrian estate is being offered in 3 tracts at iAuction.

Tract 1 - 11± flat to gently rolling acres with a 4800± sq ft home, 8± acres of pasture, and shared access to a .7± acre stocked pond.

The home is a two-story split level home constructed of Brick, Vinyl, and Stucco with Pella Windows and Doors. There are a total of 6 Bedrooms and 3 Bathrooms. The top floor has a large combo Living and Dining area with studio ceilings and sliding glass doors on both sides and access to the large rear deck. Off of the Living Room is the Kitchen with custom cabinetry, double oven, electric stove in center island, dishwasher, garbage disposal, trash compactor, and a breakfast nook. Down the hall are 3 bedrooms, a full bathroom, and the Master Bed and Bath suite with cedar lined closets. The lower floor has a large family room with a wet bar, pool table, and a walk-out patio. Down the hall is the laundry room, 2 bedrooms, full bathroom, an exercise room, a shop area, and a finished 2 car garage with storage space. On the backside of the home is a vinyl deck that runs the length of the home. Behind the home is an above ground pool, a gazebo, a 12x12 shed, and a .7± acre pond stocked with catfish, bass, and bluegill. In front of the home is 7± acres of grassland that would be perfect for horses. Tract 1 will share a driveway with Tract 2. See map for details, survey to come.

Tract 2 - 15± flat to gently rolling acres with a 5 Bed/2Bath Home, an 8-Stall Stable with electric and water, a hay/storage barn, and new 30x50 shop with concrete floors. There is shared access with tract 1 to the .7± acre stocked pond. On the eastern edge of the property behind the homes is 10± acres of woods that borders the Cuivre River State Park. Tract 1 will share a driveway with Tract 2. See map for details, survey to come.

Tract 3 - 4± flat to gently rolling acres of mostly open grassland and woods. There is electric on site. This would be a great build site or a great addition to either tract 1 and/or tract 2 in order to have more pastureland.

PRESENTED BY:



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