



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

Pike County Missouri Land iAuction - Rost Farm

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



BIDDING ENDS THURSDAY, MARCH 24TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

00Hwy 79
Clarksville, MO 63336

ACRES: 127

COUNTY: Pike

PROPERTY DESCRIPTION:

Open House Saturday, March 5th 10AM to 11AM.

Bidding ends Thursday, March 24th at 10AM.

These 127± acres offered in 3 tracts are conveniently located on Highway 79 just 4.5 miles north of Clarksville, 5.7 miles south of Louisiana, and an easy 1+ hour drive from Chesterfield. There are approximately 108 acres of highly productive cropland consisting mostly of Menfro and Winfield silt loam with the balance of the land in wooded draws and grass. If you're looking for good income producing farm with great hunting and recreation possibilities along with wonderful homesites be sure to give the Rost farm a good look.

Tract 1: 27± gently rolling acres nearly 100% tillable consisting mostly of Menfro and Winfield silt loam. Nice smaller income producing tract with nice homesites. Accessed from Highway 79.

Tract 2: 48± gently rolling acres with approximately 38 acres of cropland consisting mostly of Menfro and Winfield silt loams with the balance in wooded draws. Accessed from Pike 245.

Tract 3: 52± gently rolling acres with approximately 43 acres of cropland consisting mostly of Menfro and Winfield silt loams with the balance in wooded draws. Accessed from Pike 245.



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.