



Stoddard County Missouri Land & Poultry Farm iAuction

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



BIDDING ENDS WEDNESDAY, JUNE 1ST AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



TRACT 1 PROPERTY ADDRESS:

Otter Slough Complex
Country Road 660/Complex 16
Dexter, MO 63841

ACRES: 40
COUNTY: Stoddard

TRACT 1 PROPERTY DESCRIPTION:

Tract 1 - Otter Slough Complex – Country Road 660 Complex 16, Dexter, MO 63841

Highlights:

- Turnkey Poultry Farm on 40± Acres!
- 9 - 40x450 Climate Controlled Barns with Water
- 162,000± sq ft under roof
- 12,000 Gallon Propane Tank
- Three 55KW Generators
- 3 Bed 2 Bath Home

40± acres with 9 - 40x450 ft barns for sale!! Formerly a commercial poultry production facility with 162,000± square feet under roof. Each barn is climate controlled with rotem control system, has lights, water, feed bins, and feed lines. There is a 12,000-gallon propane tank that services the heaters in each house and there are also three 55KW generators to supply power to barns if necessary. Property has two six-inch wells with submersible pumps and bladder tanks to supply barns with water. This is a turnkey poultry production facility ready for a new owner!

These facilities sit on 40± acres of fertile farmland. There has been no commercial fertilizer or chemicals used on land in 8 years and the acreage could be certified for organic production. Property also features a 3-bedroom, 2-bathroom brick home that could be a full-time residence or a caretaker home.



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.



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TRACT 2 PROPERTY ADDRESS:

Mingo Complex
11783 County Road 491
Dudley, MO 63936

ACRES: 37
COUNTY: Stoddard

TRACT 2 PROPERTY DESCRIPTION:

Highlights:

- 37± Acres with 162,000± sq ft under roof
- 9 - 40x450 Climate Controlled Barns with Water
- 12,000 Gallon Propane Tank
- Three 55KW Generators
- 3 Bed 2 Bath Home

37± acres with 9 - 40X450 ft barns and 15± acres of cropland for sale! Formerly a commercial poultry production facility with 162,000± square feet under roof. This former poultry production facility could be converted to alternate agriculture feeding facility or enclosed green houses. Each barn is climate controlled with rotem control system and water hookup, the feed and water lines for poultry production have been taken down. Property has a 12,000-gallon propane tank that services the heaters in each house and there are also three 55KW generators to supply power to barns if necessary. There are two six-inch wells with submersible pumps and bladder tanks to supply barns with water.

The barns sit on 37± acres of fertile farmland. There has been no commercial fertilizer or chemicals used on land in 8 years so the acreage could be certified for organic production. The property also features a 3-bedroom, 2-Bathroom Brick home that could be a full-time residence or a caretaker home.



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