



Boone County Missouri Land iAuction - Lee Family Farm

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

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



BIDDING ENDS WEDNESDAY, AUGUST 3RD AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 E. Gordon Rd.
Sturgeon, MO 65284

ACRES: 166
COUNTY: Boone

PROPERTY DESCRIPTION:

Nestled right between Hallsville and Sturgeon, you will find this undisturbed 166± acres offered in 3 tracts that have appeal for no matter what you are looking for. Between the flat to gently rolling cropland to the deep woods loaded with wildlife, this is sure to catch your attention. The wooded ground is loaded with mature hardwoods, including a significant amount of harvestable White Oak Timber. Most of the open ground is eligible to either be cropped for this upcoming fall, next spring's planting season, or kept in CRP. The newly signed CRP contract can be opted out of in favor of row crops! The smaller tract provides an excellent home site with three ponds and larger trees for added shade. The property has fiber internet, rural water, and electricity along the road and ready to be hooked up. If you are looking for good stable investment property, solid big buck hunting ground, or your future homesite, look no further.

Tract 1 - 82± Acres: This flat to gently rolling farm offers great soils and return for row crop production. With 70.99 tillable acres, this tract will provide a great ROI for years to come! The open ground is currently in a new CRP contract that can be opted out of and placed into row crop production. The CRP currently pays \$8,306 annually. Don't forget about the patches of woods that are sure to hold that big buck! Majority of soils are Mexico Silt Loam, 0-2% and 1-4% slope.

Tract 2 - 64± Acres: Hunters paradise with a significant amount of harvestable White Oak Timber and other hardwoods. The whitetail farm has a ton of old logging roads throughout it for good access. The deer trails are everywhere! Approximately 16 acres of open tillable cropland that is currently in CRP. Current annual payment is approximately \$1,872. The CRP can be taken out of CRP and placed into row crop production, run a few cattle, or build your dream home. This is a great hunting tract with income!

Tract 3 - 20± Acres: Hunting, Fishing, or building a house. You pick! Approximately 0.8 acres of CRP that could be taken out. Approximately 8 more acres of open ground that is currently in hay/pasture. The balance of this tract is a combination of hunting ground and 3 ponds. Options unlimited with this tract!



PRESENTED BY:

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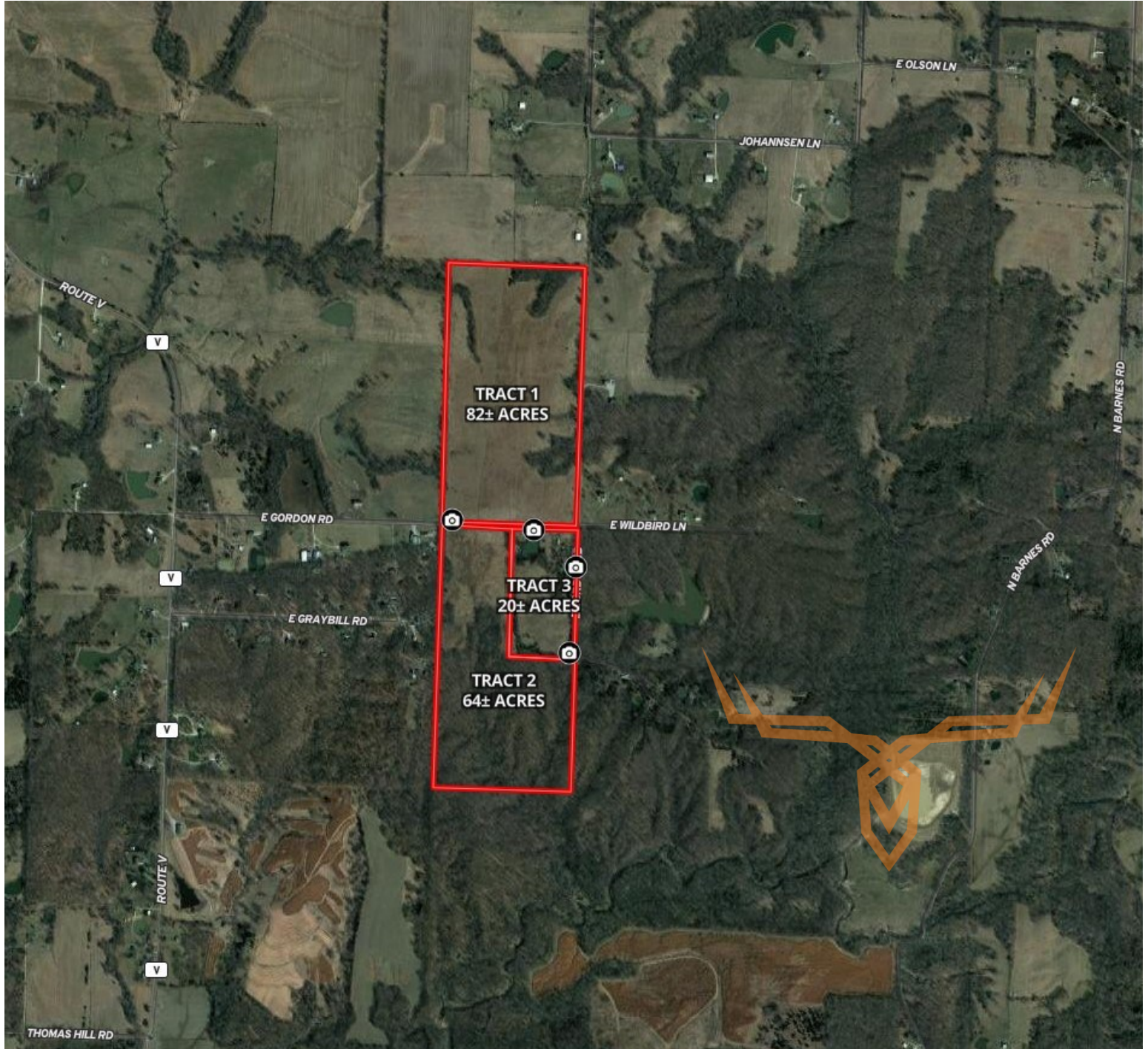
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