

Open House Saturday, August 16th 10AM to Noon.

Bidding Ends Tuesday, August 26th at 10AM.

Welcome to Violet Dr, Lynchburg, Missouri—79± acres of Ozark ground that offers a balance of comfort, independence, and outdoor lifestyle. Offered in three tracts, this Laclede County farm includes a refitted dairy barn from the old Southard settlement now serves as a unique guest house or retreat space, and several other outbuildings provide storage and flexibility for hobbies, animals, or gear.

The land itself includes both fenced pasture and mature timber, with internal trails and a natural spring feeding Pine Creek along the southern boundary. A private well serves the livestock watering system. This setup works well for small-scale grazing, horses, or someone wanting space for a garden, orchard, or weekend projects.

The north and west borders adjoin more than 1,000 acres of public Mark Twain National Forest—great for hiking, horseback riding, or running ATVs right off your own property. From there, you can reach the Gasconade River for floating, fishing, or quiet evenings by the water.

Though the setting is peaceful and private, it's still practical: only 25 minutes from Lebanon for supplies and medical services, just an hour to Springfield, and about two hours to St. Louis. Whether you're looking to slow down, stretch out, or spend more time outdoors, this place checks a lot of boxes. For more details, call or text Grant Cordell at (636) 202-1338 or Mike Meagher at (636) 251-4545.

Tract 1: Update on Weaver Farm Auction – Tract 1 Removed

Please note that Tract 1 (16± acres with house and outbuildings) has been removed from the upcoming auction and will no longer be offered for sale at this time.

For questions or additional details regarding Tract 1, please contact Grant Cordell (636) -297-0357.

Tract 2: 32.05± Acres

- Great Building Site
- Mature Woods
- Some Open Ground
- Backs to Mark Twain National Forest

Tract 3: 43.51± Acres

- Dairy Barn with Living Space
- Cattle Facilities
- Fenced-In Pasture
- Some Woods
- Freshwater Spring
- Pine Creek Frontage
- Backs to Mark Twain National Forest

Tract 4: 2.50± Acres

- Great Camping Site
- Pine Creek Frontage
- Open Ground

Auction Terms & Conditions

1. PROCEDURE: Bidding ends Tuesday, August 26, 2025, at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes on each tract.

2. BUYERS PREMIUM: 5% Buyer's Premium will be added to the final bid price to arrive at the contract sales price.

3. ACCEPTANCE OF BID PRICES: Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Wednesday, August 27, 2025 (hand delivered, faxed, or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted,

this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason.

4. DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted.

5. BIDDING: Once submitted, a bid cannot be retracted.

6. CLOSING: Closing shall be on or before 3:00 PM., Thursday, October 2, 2025.

7. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any.

8. TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).

9. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title.

10. REAL ESTATE TAXES: The 2025 Real Estate taxes to be paid by the Seller.

11. Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.

12. 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. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.