

Ste. Genevieve County Missouri Land for Sale at Auction – Blue Pool Farms

Preview Day Sunday, May 18th 10am to Noon.

Bidding Ends Wednesday, June 4th at 10AM.

Welcome to your private paradise nestled on 646± breathtaking acres of prime recreational land being offered in 3 tracts, perfectly located near Ste. Genevieve, Missouri—only one hour from St. Louis. This stunning property offers a harmonious blend of natural beauty, abundant wildlife, and modern comfort.

At the heart of this serene landscape stands a beautifully crafted lodge, thoughtfully designed and built just 10 years ago. The lodge boasts 3 spacious bedrooms and 2 full bathrooms, enhanced by stylish stained concrete floors and an inviting open-concept layout—ideal for gatherings with family and friends. With ample space around the lodge, there's potential to expand with additional structures or guest accommodations.

Explore 25± acres of open ground, perfect for food plots, a shooting range, or simply taking in the expansive views. Anglers will delight in the .7± acre stocked pond, providing peaceful afternoons of fishing or a scenic spot to unwind.

The crown jewel of this property is the enchanting Jonca Creek, featuring breathtaking waterfalls and a pristine swimming hole—a truly idyllic retreat that captures the essence of tranquility and natural wonder. The creek meanders gracefully through the land, creating captivating water features that elevate the property's charm.

Outdoor enthusiasts will appreciate the extensive acreage consisting of mature timber and picturesque ridges, ideal for hunting, hiking, and exploring. The property shares a boundary with the Horton Farm Conservation Area, adding hundreds of additional acres for recreational enjoyment right at your doorstep. Nearby Hawn State Park further expands your outdoor adventures, offering beautiful trails and unique geological formations.

Properties in this area rarely become available—don't let this incredible opportunity pass you by. Whether you're looking to hunt, farm, build, or invest, this tract checks all the boxes.

For more information call or text **Jake Brown (314) 602-1116**.

Tract 1:• 136± Acres

- Beautiful 3 Bed/2 Bath Lodge
- Mature Hardwoods and Rolling Hills
- Bordered by the Horton Farm Conservation Area
- Wet Weather Creeks

Tract 2:• 233± Acres

- 25± Acres of open fields
- Mature Hardwoods and Rolling Hills
- Access to Electric to Build
- .7± Acre Stocked Pond
- Bordered by the Horton Farm Conservation Area
- The Jonca Creek Runs through the property

Tract 3:• 277± Acres

- Mature Hardwoods and Rolling Hills
- The Jonca Creeks runs through the property - this tracts features a small waterfall and a large swimming hole!
- Electric is nearby to build

Auction Terms & Conditions

1. PROCEDURE: Bidding ends Wednesday, June 4, 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, Thursday, June 5, 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, July 10, 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 Buyer(s).

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.