



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

Marion County Missouri Land for Sale at iAuction - Underhill Farm

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



PROPERTY ADDRESS:
00 County Road 251
Monroe City, MO 63456

ACRES: 79.69
COUNTY: Marion

AUCTION DETAILS:

Preview Day Saturday, October 14th 10AM to 11AM.

Offered in two tracts in Marion County, MO near Monroe City, this 79.69 acre property presents an ideal blend of agriculture and hunting/recreation opportunities. With approximately 54 acres of highly productive cropland featuring Belknap and Fatima silt loams, this land offers a solid foundation for farming endeavors.

The remainder of the property is adorned with mature hardwoods, creating a natural haven for wildlife enthusiasts. The presence of excellent deer and turkey hunting opportunities makes it a hunter's paradise. Adding to the charm, the west branch of Sees Creek gracefully meanders through the landscape.

Situated within the Monroe City school district, this property offers convenient access to essential amenities. It's just a short 15-minute drive to Monroe City, 30 minutes to Hannibal, and an hour and 30 minutes to Wentzville. Moreover, outdoor enthusiasts will appreciate that Mark Twain Lake is a mere 25-minute drive away. Don't miss this unique opportunity to own a versatile piece of Missouri land.

Tract 1: 38.54 highly productive tillable acres. Soils consist of Belknap and Fatima silt loams.

Tract 2: 41.15 acres with approximately 12 acres of cropland and 4 acres of open land that would be great for food plots. The balance of the land is mature hardwoods and the west branch of Sees Creek.



PRESENTED BY:

JASON CHINN
Land & Home Specialist - MO

M: (573) 514-9368
P: (855) 573-5263 x708
E: jchinn@trophyapa.com

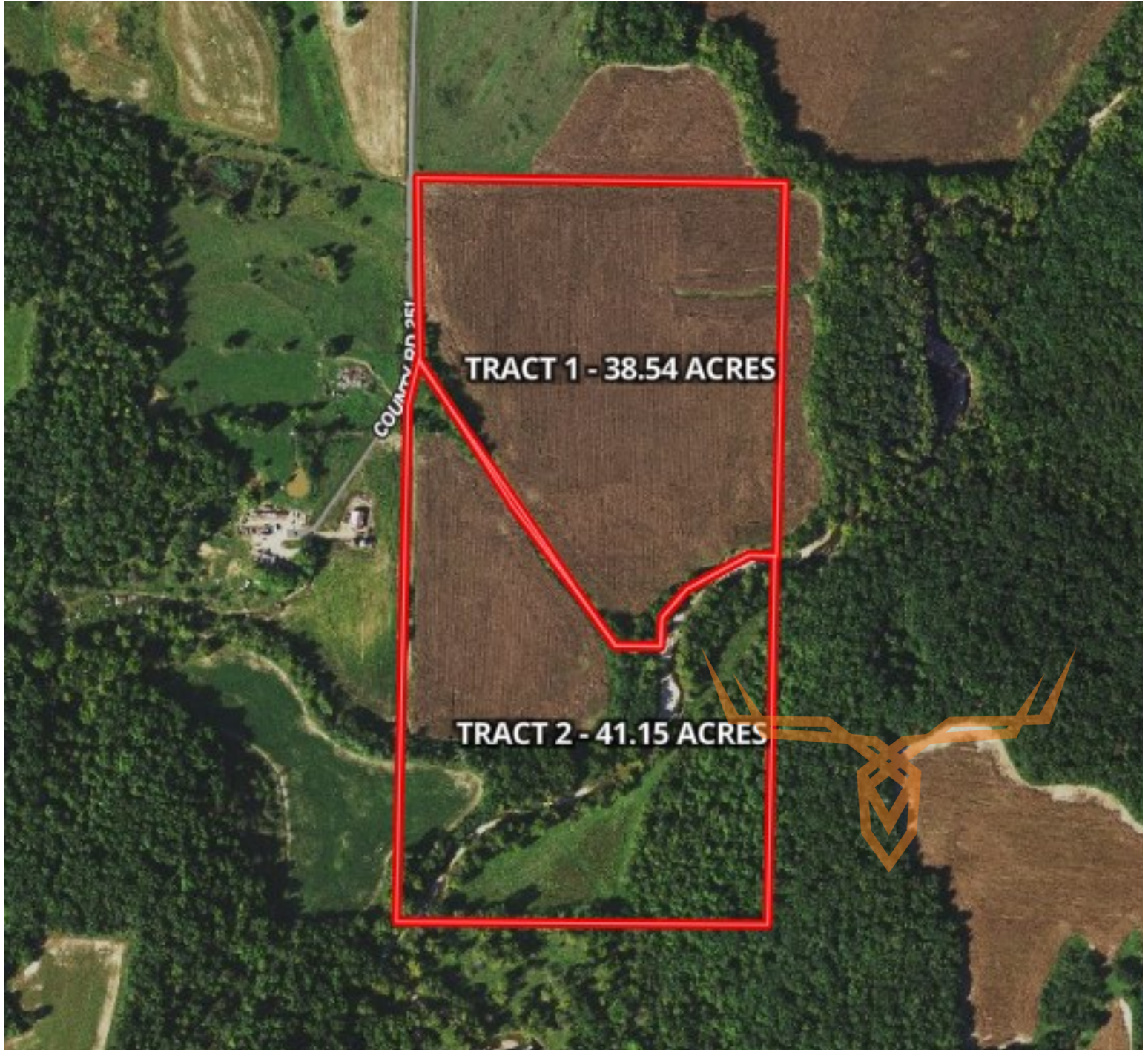
Trophy Properties and Auction
15480 Clayton Road
Suite 101
Ballwin, MO 63011
www.TrophyPA.com
leads@trophyapa.com



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

Marion County Missouri Land for Sale at iAuction - Underhill Farm

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



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.