



Monroe County Missouri Land iAuction - Haley Farm

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

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



BIDDING ENDS TUESDAY, JUNE 22ND AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

00 Monroe Road 1114
Madison, MO 65263

ACRES: 75.19

COUNTY: Monroe

AUCTION DETAILS:

Property Preview Sunday, June 4th 11AM to 1PM.

Bidding Ends Thursday, June 22nd at 10AM.

Welcome to the beautiful property located in Monroe County, Missouri, just outside of Madison. This exceptional parcel spans approximately 75.19 surveyed acres, offering a perfect blend of natural beauty, agricultural potential, and recreational opportunities. Situated conveniently 12.5 miles from Moberly and 45 miles from Columbia, this property also provides easy access to Chesterfield, which is just over a 2-hour drive away.

Upon exploration, you will discover a diverse landscape that showcases the best of Missouri's countryside. The Farm Service Agency figures there to be 32.84 acres of cropland, presenting an excellent opportunity for agricultural endeavors. Whether you're an established farmer or an aspiring one, this fertile land offers a great foundation for cultivating a wide range of crops.

The remaining balance of the property is adorned with majestic mature hardwoods, lending a picturesque and serene atmosphere to the surroundings. These woodlands not only enhance the visual appeal but also provide habitat for abundant wildlife, making it an ideal spot for hunting enthusiasts. The property's strategic positioning and the presence of Flat Creek passing through further enhance the appeal for outdoor enthusiasts seeking adventure and tranquility.

In addition to its natural splendor, this property offers the unique advantage of income



PRESENTED BY:

ERIC MERCHANT

Real Estate Consultant

M: (314) 514-1812

P: (855) 573-5263 x730

E: emerchant@trophy.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophy.com

leads@trophy.com



Monroe County Missouri Land iAuction - Haley Farm

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

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

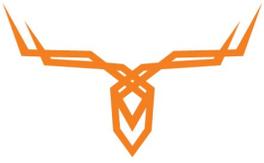
potential. The combination of cropland, hunting opportunities, and the pond makes this property an excellent investment opportunity. Whether you decide to continue the existing income streams or explore alternative uses, this property provides flexibility and potential for generating revenue.

With its prime location, this property ensures both privacy and accessibility. The close proximity to Madison, Moberly, and Columbia grants easy access to a range of amenities, including shopping centers, dining establishments, healthcare facilities, and educational institutions. Meanwhile, the peaceful rural setting guarantees an escape from the hustle and bustle of city life, allowing you to savor the tranquility of the countryside.

Don't miss out on the chance to own this remarkable 75.19 surveyed acre property in Monroe County, MO. Whether you are a nature enthusiast, an investor, or someone seeking a serene retreat, this property offers a harmonious balance of natural beauty, agricultural potential, and recreational enjoyment. Come and experience the enchantment of this land for yourself.



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.



Monroe County Missouri Land iAuction - Haley Farm

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

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.