



Monroe County Missouri Land iAuction - Carpenter Trust

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

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



BIDDING ENDS WEDNESDAY, JUNE 28TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:
00 Hwy 151
Madison, MO 65263

ACRES: 85.5
COUNTY: Monroe

AUCTION DETAILS:

Property Preview Saturday, June 10th 3PM to 5PM.

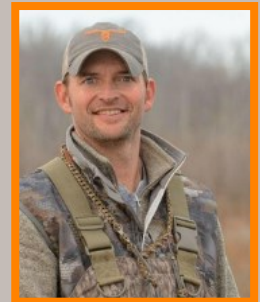
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Welcome to 85.5 flat to gently rolling surveyed acres of prime land located in Monroe County, Missouri, just south of Madison along highway 151. This exceptional property offers a serene countryside setting and is conveniently situated only 20 minutes from Moberly, 45 minutes north of Columbia, and a mere 2-hour drive from the Chesterfield Valley.

Boasting a northern border along the picturesque Elk Fork Salt River, this property provides an incredible opportunity for hunting and outdoor enthusiasts. The diverse landscape and natural beauty make it an ideal location for various recreational activities.

This expansive property features 19.16 acres of Conservation Reserve Program (CRP) land, providing both environmental benefits and a steady income stream. With a generous payment rate of \$110.20 per acre, the CRP agreement is in place until September 30, 2030, ensuring long-term financial stability.

In addition to the CRP land, approximately 5 acres of lush pasture land are available for grazing or other agricultural purposes. This open space further enhances the property's versatility and potential for various land utilization options.



PRESENTED BY:

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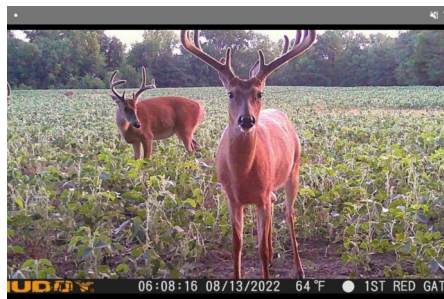
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The property includes an old farmstead, which adds historical charm and character. Several smaller storage sheds offer convenient storage solutions for equipment, tools, or other personal items. A substantial barn provides ample space for livestock or can be repurposed for additional storage or recreational uses.

Furthermore, the property benefits from utilities already being onsite, ensuring ease and convenience for future development or construction endeavors. This feature significantly enhances the property's overall value and potential for creating a custom-built home or any desired infrastructure.

Whether you are seeking an exceptional hunting retreat, a picturesque landscape for outdoor activities, or a peaceful countryside setting to build your dream home, this 85.5-acre property in Monroe County, MO, has it all. Don't miss this incredible opportunity to own a piece of nature's paradise with unlimited potential and natural beauty.



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.



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