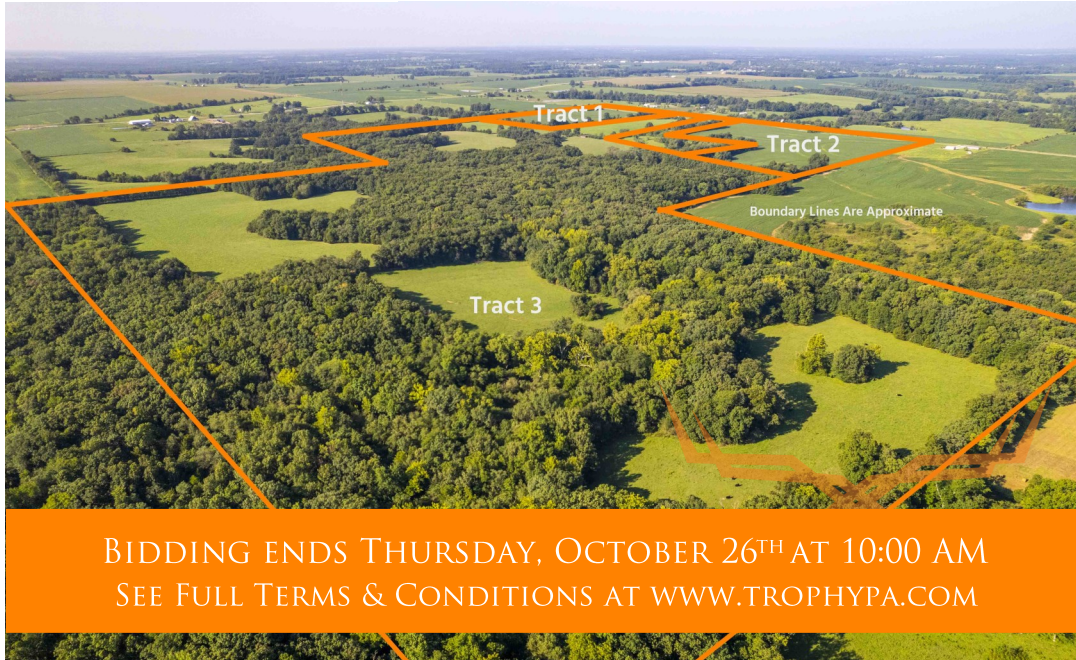




# Monroe County Missouri Land for Sale at iAuction - Ronnie Doyle Estate

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophyapa.com](mailto:leads@trophyapa.com)



## PROPERTY ADDRESS:

00 Route JJ  
Holliday, MO 65258

**ACRES:** 249.2

**COUNTY:** Monroe

## AUCTION DETAILS:

**Bidding Ends Thursday, October 26th at 10AM.**

Discover a remarkable 249.2 acre farm in the heart of Monroe County, MO, nestled near Holliday. This land showcases a dynamic blend of highly productive cropland consisting mostly of Mexico silt loam soils, as well as mature woods with scattered meadows. As you explore this property, it becomes clear that it's not just a farm—it's a canvas for thriving agriculture and outdoor recreation.

Offered in three distinct tracts, this northeast Missouri gem reveals its multifaceted character. The land's bounty isn't limited to its fertile soil; it extends into the realm of hunting and recreation. Within the renowned Marion Township, this property stands out as a haven for outdoor enthusiasts seeking the ultimate in hunting and natural exploration. The meandering course of the Big Branch traverses the wooded landscape, creating a natural thoroughfare that beckons whitetail deer and promises captivating wildlife activity, particularly during the rutting season.

Positioned a mere 20-minute drive from Moberly and a short 50-minute jaunt from Columbia, this property seamlessly blends rural tranquility with accessibility. Even the Chesterfield Valley, a little over 2 hours away, is within reach of this pristine haven.

For those intrigued by this unique offering, the gateway to more information lies with **Jason Wallingford (314) 882-6971** or **Justin Alderton (660) 341-0347**. Seize the chance to own not just a piece of land, but a legacy of productive land use and untamed natural beauty.



## PRESENTED BY:

**JASON WALLINGFORD**

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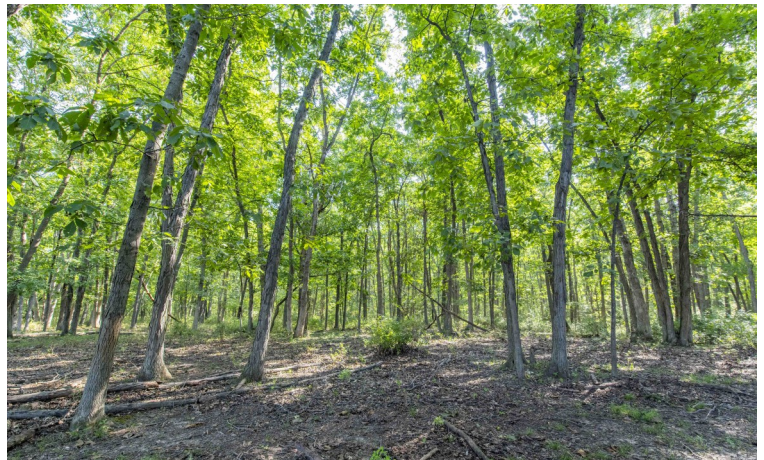
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**Tract 1:** 20 acres with approximately 17 acres of highly productive cropland with soils consisting of Mexico silt loam.

**Tract 2:** 36.4 acres with approximately 34 acres of highly productive cropland with soils consisting of Mexico, Leonard, and Armstrong silt loam.

**Tract 3:** 192.8 acres with approximately 65 acres of grassland with the balance in mature hardwoods and Big Branch. Plenty of areas for strategically placed food plots and stand locations. A true outdoors person's paradise! Note: This tract will need a new entrance put in to access the property from JJ. MoDot has already approved two locations. The Seller will be crediting the Buyer (s) \$2,500.00 at closing to go towards the new entrance.



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.

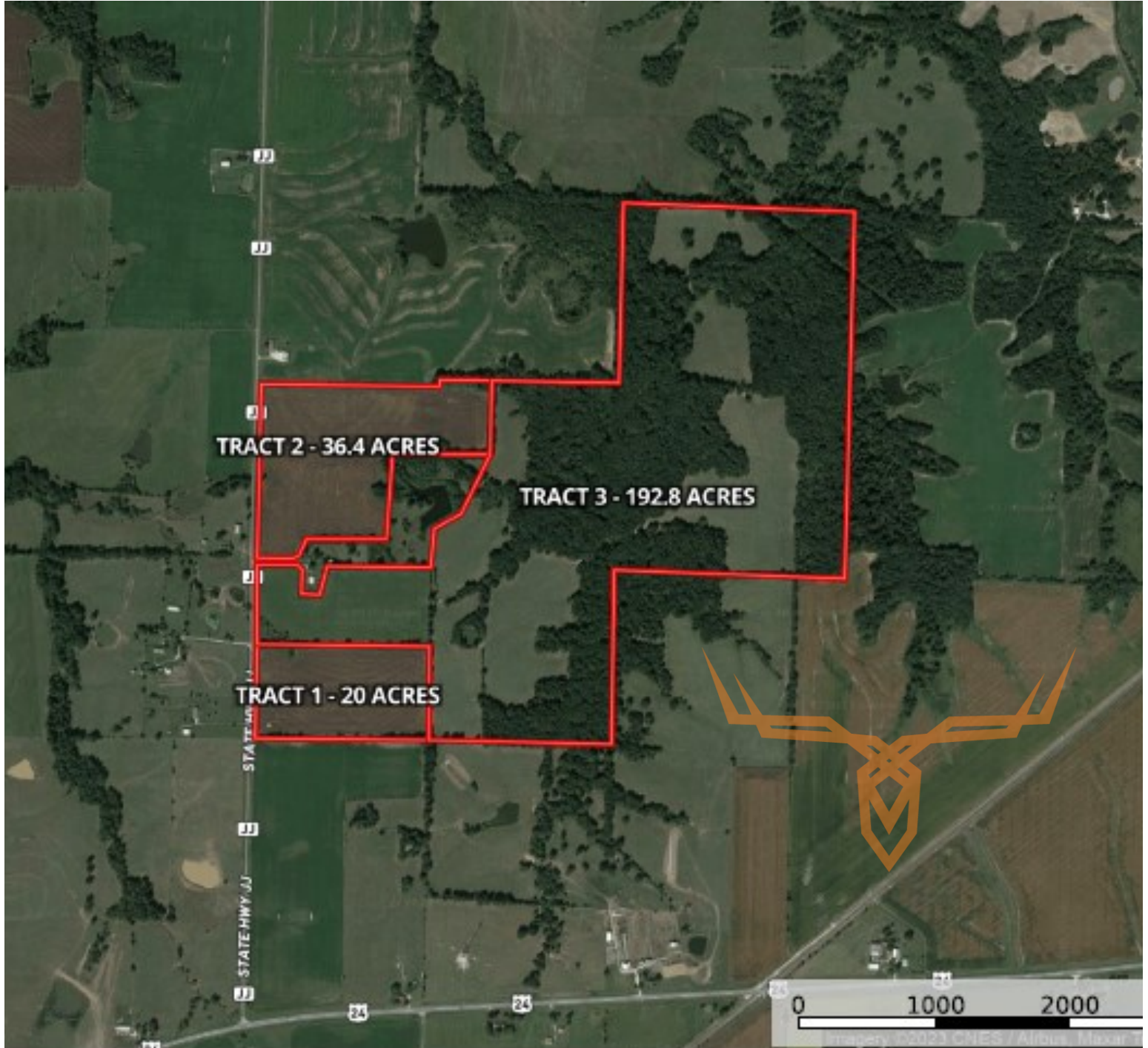




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**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

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