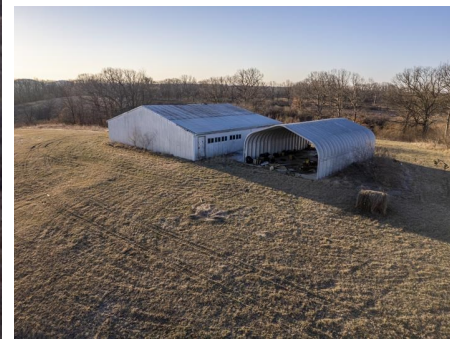
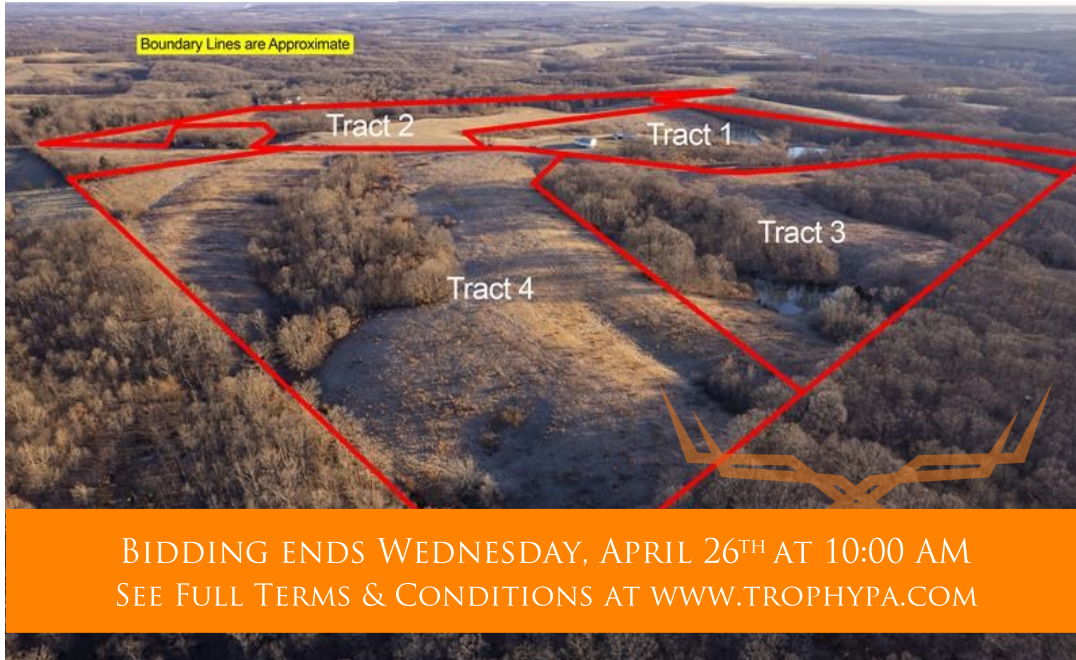




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Pike County Missouri Land iAuction - Raab Farm

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



PROPERTY ADDRESS:

24250 Pike 268
Eolia, MO 63344

ACRES: 132.3

COUNTY: Pike

AUCTION DETAILS:

Property preview Saturday, April 8th 11AM to 2PM.

Amazing views in Pike County! The 132.3 surveyed acres will be offered in four tracts. The opportunity to buy land in these size tracts or the whole farm does not come up often. The farm is conveniently located within minutes of the town of Eolia, 38 minutes from Wentzville and within an hour of St. Louis County. Whether it's a homesite, hunting, mini farm or weekend getaway each tract offers a little bit of everything. Two of the tracts have two ponds each! The ponds have been well maintained and feature clear water. Each of the four tracts offer some timber and some open ground. The possibilities are endless!

Tract 1: 32.59 acres with house, barn, and metal carport. This tract offers the best view and highest spot on the farm. It is one of the highest elevations in Pike County and has an unbelievable view of the Pike County knobs. The house is a fixer upper and will be sold as is. While you could rehab the current home or build new, you won't be disappointed when you look out your back door. The metal carport is extremely sound and is perfect for keeping equipment out of the weather. The barn is in need of some repair but also offers plenty of storage and many options. A huge feature of the tract is also the two beautiful ponds!! Bring the fishing pole!



PRESENTED BY:

The Evans Team

RICHARD EVANS
Land & Home Specialist
M: (636) 578-3159
E: revans@trophyapa.com

BOBBY EVANS
Land & Home Specialist
M: (636) 237-1816
E: bevans@trophyapa.com

Trophy Properties and Auction
15480 Clayton Road
Suite 101
Ballwin, MO 63011



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Tract 2: 38.88 acres with another great home site and fantastic view. This tract offers approximately 12 acres in open ground and the rest in cover and woods. This tract has a lot of good deer sign and is ready to hunt.

Tract 3: 28.55 acres of wooded draws and open areas. While this is the smallest tract offered it still has it all. There is a home site at the top portion of the tract where a cabin once sat. Electric is readily available. If you enjoy fishing it also has 2 ponds!! This is the place if you want to walk out your back door and fish.

Tract 4: 32.28! This tract offers a third fantastic home sight on top of the ridge. It is covered in deer sign as this seems to be a travel way from the neighboring large timber. The fields have been allowed to grow up, but could easily be converted back into tillable or hay. This tract has so many options.



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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