



T R O P H Y
PROPERTIES AND AUCTION
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WELCOME TO BUFFALO CREEK FARM - PIKE COUNTY MISSOURI

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



PROPERTY ADDRESS:
21105 Pike 218
Bowling Green, MO 63334

PRICE: \$5,250,000.00
ACRES: 413
COUNTY: Pike

PROPERTY HIGHLIGHTS:

- 4.7 acre custom built lake with power via underground utilities, aerators, and two separate boat docks. The fishery has been developed and managed professionally by a third party and offers excellent fishing.
- The eastern border of the property is bordered by crystal clear Buffalo Creek which has a stone bottom.
- Entrance to the property is via large steel/concrete bridge, and there are three low water crossings over Buffalo Creek. There is an additional entrance on the northwest corner of the property.
- Multiple building sites that are all easily accessible from Pike CR 218
- Buffalo Creek Farm borders Malinmor Hunt Club to the west. The two properties combined total over 3,000 acres that is actively managed for hunting and conservation.
- Two outbuildings 40' x 60', and 30' x 24'. Both are metal buildings with insulation, concrete floors, electric, and water at each building via freeze proof hydrant.
- Multiple deer towers on the property that will convey with the sale.
- Offered as a turnkey sale, to include all furnishings and equipment.



PRESENTED BY:

PHIL BROWN
Broker/Owner

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PROPERTY DESCRIPTION:

Welcome to Buffalo Creek Farm located in the picturesque hills of Pike County, Missouri, just one hour north of St. Louis, MO.

The seller has spent over 25 years putting this magnificent property together. As you cross the bridge over Buffalo Creek and proceed up the .85 mile long driveway to the lodge you will see one of the most premier properties available in the Midwest. The lodge has 6 bedrooms, and 4 and 1/2 bathrooms. The seller purposely chose for the house to be a pale gray, as he did not build it to be seen, he built it to be one with nature. He thinks that nature is far better looking!

It is hard to compete with nature when it comes to beauty, but the house is elegant yet rustic, and is perfect for entertaining family and friends. The views off the back covered porch are magnificent. You overlook a giant field of pollinators and wild-flowers, with the sunset over the knobs of Pike County in the background. The seller was an avid and successful hunter with his bow. The trophies in the lodge speak to that!

In the past decade the seller's passion for hunting switched to a passion for bees, bugs, birds, and all of the creatures and plants that can be grown in this area. The work that has gone into this property is an impressive sight to behold, and the deer and turkey have definitely benefited from the ecosystem that he has helped manage.

This is a one of a kind generational opportunity to buy a turn-key family farm with a most unique location. The furniture, fixtures, equipment and supplies included will allow you and your family to host gatherings immediately upon purchase.

Property is being sold via a Managed Sale Process. We invite you and your family to consider becoming a part of the Buffalo Creek legacy. For additional information regarding the sale process and receipt of the Property Offering Notice please contact:

Phil Brown-Listing Broker & Sellers Agent
Broker/Owner
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"I have decided that I don't own the land....the land really owns me. The land to me is everything. It brings me peace, it brings me comfort, it brings me stability. The whole property is devoted to conservation, it's devoted to an outdoor lifestyle." Frank Bush, Owner, Buffalo Creek Farm



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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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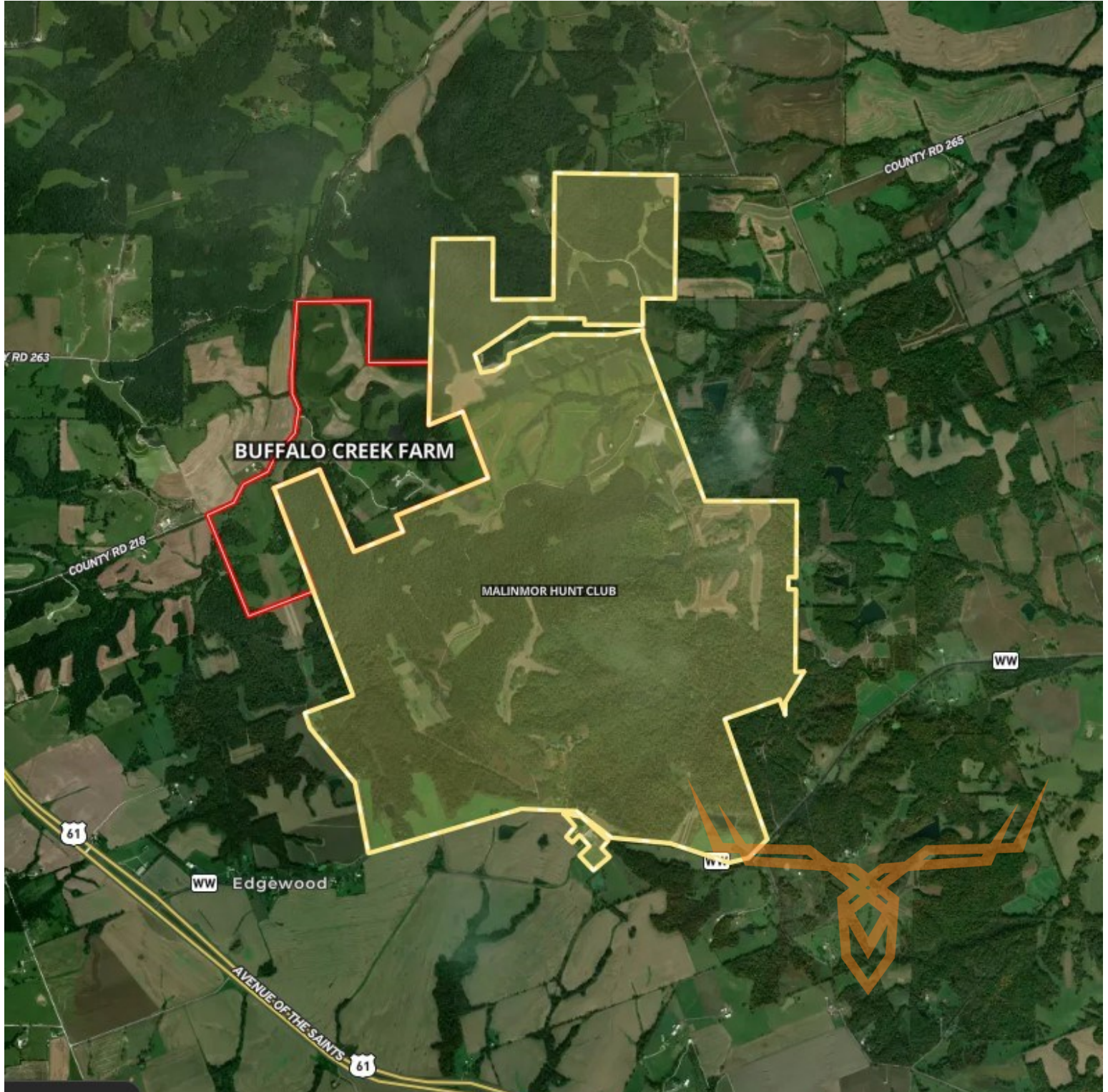
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