



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

Pike County Missouri Land for Sale at iAuction - Love Century Farm

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



PROPERTY ADDRESS:

8649 Highway 79
Louisiana, MO 63353

ACRES: 106.6

COUNTY: Pike

AUCTION DETAILS:

Property Preview Sunday, March 3rd 1PM to 3PM.

Bidding Ends Thursday, March 14th at 10AM.

106.6 acres offered in two tracts north of Louisiana, Missouri on Hwy 79, approximately 1 hour and 20 minutes from Chesterfield. The land is located just south of Ted Shanks Conservation Area, which is one of Missouri's premiere waterfowl hunting spots. The property sits between Hwy 79 and the Salt River making it a flyway for ducks and geese and offers excellent trophy whitetail deer hunting. The farm also features highly productive cropland with Healing and Okaw silt loams.

Tract 1: 38.3 acres of highly productive cropland with soils consisting mostly of Healing and Okaw silt loam. This tract could be a building site or continue to be farmed and hunted. Pre-approval from MoDot has been granted for a new entrance from Hwy 79. Call for more information.

Tract 2: 68.3 flat to gently rolling acre featuring outstanding deer and waterfowl hunting opportunities. Approximately 51± acres of this tract are enrolled in the Wetland Reserve Program (WRP). This is a 30 year easement and will expire on June 25, 2032. For more information on the WRP please see the attachment in the download section of the website. The backside of the property has a levy with a natural flow water gate that allows you to control water in and out of the main pool. The front area of the tract features a metal building that has plenty of room for equipment and storage. There is a 3-bedroom, 1.5 bath rustic house on-site and renovations will be needed or remove completely and start with new construction.



PRESENTED BY:

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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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