



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

Pike County Missouri Land for Sale at iAuction

- Patrick Farm

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



PROPERTY ADDRESS:

00 Pike 262
Clarksville, MO 63336

ACRES: 257±

COUNTY: Pike

AUCTION DETAILS:

Preview Day Saturday, March 16th 10AM to Noon.

Bidding Ends Wednesday, March 27th at 10AM.

These 257+/- gently rolling acres offered in two tracts are located near Clarksville and Louisiana, MO. There is approximately 94 acres of productive cropland with soils consisting mostly of Winfield and Dameron silt loams. The balance of the land is woods and grassland. Also encompassing the farm is a rustic 3-bedroom, 1-bath house, metal buildings and multiple ponds. Located one hour north of the Chesterfield Valley.

Tract 1: 70+/- acres of highly productive cropland consisting mostly of Winfield silt loam. There are approximately 60 tillable acres with the balance in waterways.

Tract 2: 187+/- acres of woods, cropland, and grassland with a rustic 3-bedroom, 1-bath house, metal buildings and multiple ponds. In addition to the ponds is the scenic Buffalo Creek and wonderful building sites offering many great views of the rolling terrain known throughout the Clarksville area. There are excellent hunting and recreation opportunities on this tract. There is a Whitetail Deer Hunting & Land Management Plan being offered with this tract. This will be prepared by Wes Delks of Higgins Outdoors and will be a 15+ page document with a marked aerial that will include suggested tree stand, blind, trail camera locations, food plots, native grasses, timber management recommendations and more! The consultation will be next year, as this year is already booked.



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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