

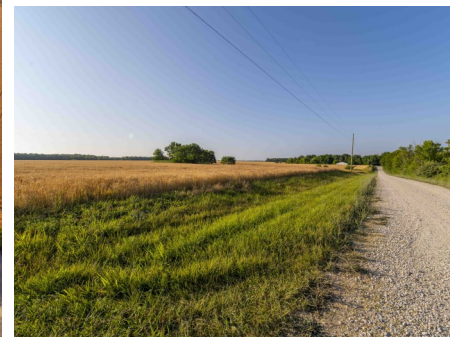


# Ralls County Missouri Land for Sale at iAuction - Mercer Farm

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



BIDDING ENDS TUESDAY, AUGUST 15<sup>TH</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



## PROPERTY ADDRESS:

00 Dogwood Road  
Center, MO 63436

**ACRES:** 100  
**COUNTY:** Ralls

## AUCTION DETAILS:

**Property Preview Saturday, August 5th 10AM to 11AM**

**Bidding Ends Tuesday, August 15th at 10AM**

This 100± acre property in Ralls County, Missouri is located approximately 5 miles north of Center and offers a prime location for outdoor enthusiasts. It is conveniently situated within 20 minutes of Mark Twain Lake, Spalding Beach, and the Spalding Recreation Area, providing easy access to various recreational activities and water sports. Additionally, it is less than 30 minutes away from Black Jack Marina, making it a desirable destination for boating and fishing enthusiasts.

The property boasts excellent hunting opportunities, with abundant deer, turkey, and small game in the area. This makes it an attractive choice for hunting enthusiasts seeking a diverse wildlife habitat. Furthermore, the property offers recreational therapy, providing a peaceful and serene environment for relaxation and outdoor enjoyment.

Approximately 75 acres of the property comprise highly productive cropland, presenting an opportunity for agricultural endeavors and potential income generation. The fertile soils, including Mexico, Leonard, Winfield, and Weller silt loams, contribute to the land's agricultural productivity.

The property's location is a key selling point, as it is within a 30-minute drive to Hanni-



## PRESENTED BY:

**JASON CHINN**  
**Land Specialist**

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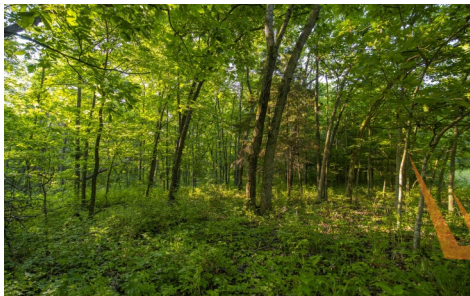
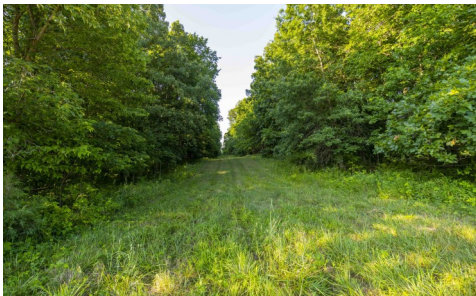


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bal, a historic city with various amenities and attractions. Moreover, it offers convenient accessibility to the Chesterfield Valley, which is just a 1-hour and 30-minute drive away, providing access to additional recreational opportunities and urban amenities.

For further details or inquiries about the property, interested individuals can contact **Jason Chinn (573) 514-9368** via call or text. This property presents an exceptional opportunity for those seeking a versatile income-generating property in an ideal location that combines agricultural potential with recreational benefits.



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.





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

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