

# Ralls County Missouri Land iAuction - The Former Grandy Property

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

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**PROPERTY ADDRESS:**  
18975 Hwy 19  
New London, MO 63459

**ACRES: 22**  
**COUNTY: Ralls**

## **AUCTION DETAILS:**

**Property Preview Sunday, December 4th 1PM to 3PM.**

The former Grandy home and farm being offered for sale in two tracts. Conveniently located on Highway 19 between New London and Center Missouri. Mark Twain Lake, Ray Behrens Campground and Blackjack Marina are less than 20 minutes away. Historic Hannibal Missouri is just 20 minutes to the North. You can be at St. Louis airport in an hour and a half. Tract 1 would make an excellent home and affords the opportunity to live in the country yet be close to several attractions. Tract 2 is highly sought-after tillable ground or could make a beautiful building sight for someone looking for rural acreage with water and paved roads.

**Tract 1:** 4± Acres - Attractive ranch home offering country living with easy access to numerous attractions. Plenty of room for your garden, chicken coop, beehives and farm equipment. This 2-bedroom, 2-bathroom home built in 1991 has been maintained well and has spacious rooms. Complete with a poured concrete basement, central air, LP gas heat and a two-car garage. Very nice yard with woods at the back of the acreage. Two outbuildings for additional storage. County water and rural electric serviced. If you are looking for a turnkey home with excellent location, this could be the one for you.

**Tract 2:** 18± Acres - If looking to add to your farming operation or investment portfolio be sure and give this mostly tillable ground a look. Features Highway 19 frontage. This nearly 100% highly productive tillable tract is free and clear for the 2023 crop year. The soil consists most of Class "A" Mexico silt loam. The acreage location also makes it a perfect building spot affording plenty of room for your house and large barn.



**PRESENTED BY:**

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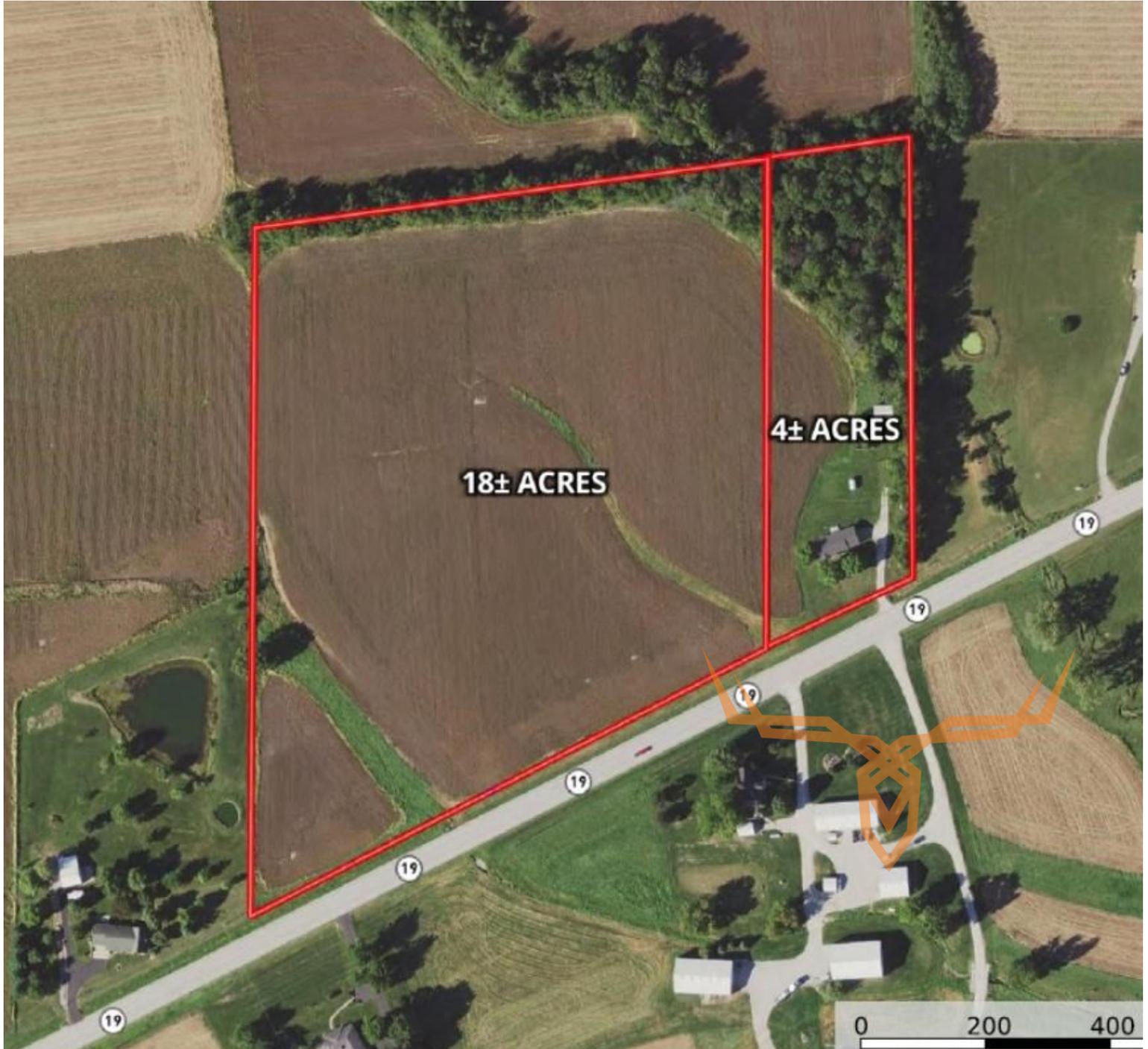
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