TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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

Boundary Lines are Approximate

Tract 1

Tract 3

Tract 2

Bidding ends Wednesday, March 8th at 10:00 AM
See Full Terms & Conditions at www.trophypa.com

PROPERTY ADDRESS:
00 Clement Road
Bloomsdale, MO 63627

ACRES: 176
COUNTY: Ste. Genevieve

AUCTION DETAILS:

Property Preview Saturday, February 25th 10AM to Noon.

This 176± acres in Bloomsdale being offered in three separate tracts is one you do not want to miss! Land in this area does not come available often! Whether it be tillable income, hunting opportunities, fishing the Establishment creek, recreational opportunities, or building a house, each tract has a diverse and unique opportunity.

As you take the turn down Clement road headed out of town toward the property, you will start to take in the gorgeous views of farms, properties, and houses passing by. As Clement road turns from pavement to a very well maintained gravel the country seems to open up to beautiful spacious fields, with timber draws wrapping them and hills in the background. You instantly feel as though you drove hours to get out of town!

Sitting 12 minutes from Bloomsdale, 26 minutes from Ste. Genevieve, and less than an hour from STL county these three tracts are conveniently located close enough to home or amenities but just far enough out to get your own slice of serenity. Do not miss your opportunity to own desirable land in this area!

PRESENTED BY:

ERIC MERCHANT
Real Estate Consultant
M: (314) 541-1218
P: (855) 573-5263 x730
E: emerchant@trophypa.com

JESSE KLINGLER
Real Estate Consultant
M: (636) 699-5208
P: (855) 573-5263 x714
E: jklingler@trophypa.com

Trophy Properties and Auction
15480 Clayton Road
Suite 101
Ballwin, MO 63011

www.Trophypa.com

Tract 1: 87± acres with approximately 61 acres of highly productive cropland with timber and Establishment Creek bordering the south and the west. This tract would be ideal to continue farming for income while also offering hunting opportunities. This tract includes what is known as the fishing hole and projected to produce promising fishing along Establishment Creek.

Tract 2: 57± acres comprised of pasture, tillable and wooded draws. This tract is perfectly set up for an outdoor enthusiast, with plenty of hunting and fishing opportunities. Also on this tract is a well and electric allowing for a good cabin and or home build site. Would make for a great location to run some cattle/horses/or livestock of your choice.

Tract 3: 32± acres with approximately 25 acres of highly productive cropland and a sliver of pasture for some horses and or livestock of choice. With Clement road frontage, building a cabin or home would be convenient as well.
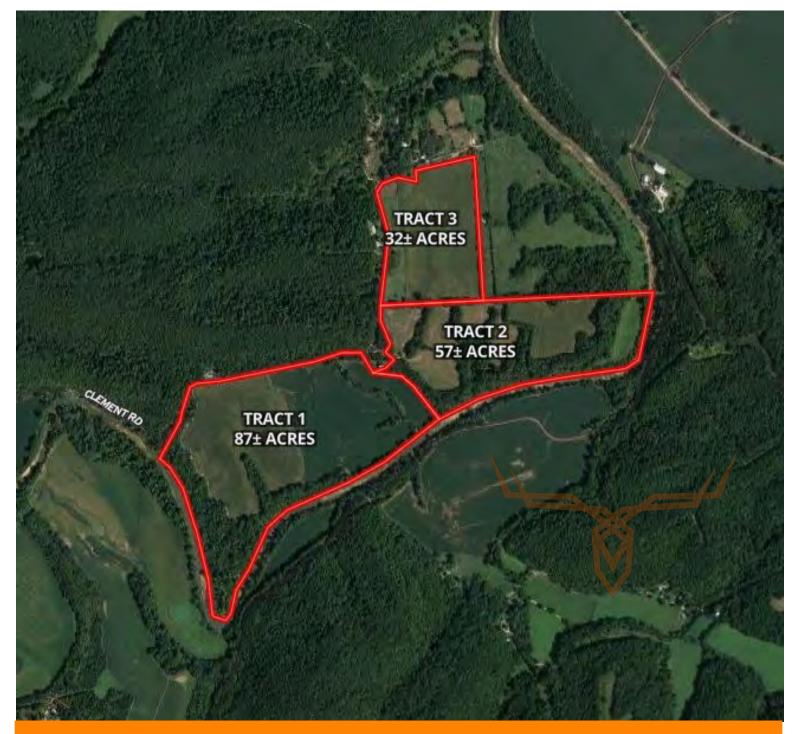
TRACT 3
32± ACRES

TRACT 2
57± ACRES

CLEMENT RD

TRACT 1
87± ACRES