

# 167± Acre Farm with Homestead & Multiple Outbuildings for Sale - Warren County

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## PROPERTY ADDRESS:

24675 Pin Oak Road  
Truxton, MO 63381

**PRICE:** \$1,900,000

**ACRES:** 167±

**COUNTY:** Warren

## PROPERTY HIGHLIGHTS:

- 167± acres
- 69 acres tillable
- Beautiful 2,900 sq ft 4 bd/4ba home
- Multiple shops and barns
- 5 acres CRP
- Live creek and pond

## PROPERTY DESCRIPTION:

167± Acre farm that really has it all! This farm is a must see; 167 acres with 69 in beans, 5 in CRP, and the rest in timber and dormant fields. This farm will be amazing for hunting and/or family retreat. There is a live creek running through the property and serves as a wildlife corridor. The 5 acres of CRP are planted in natural grasses and pollinator plants, creating great bedding and cover. Multiple dormant fields are ready to be reclaimed for pasture or crops, or burn off and manage for wildlife. There is plenty of room to raise a few cattle or horses in addition to the income from crop lease.

In addition to the awesome land, the homestead is a huge added value. Multiple outbuildings include a 35x50 machine shop with concrete floor and 12x12 doors, a 35x60 pole barn, and a 50x60 pole barn, in addition to a historic 45x65 barn with 2 working grain bins with new blowers.

The 2896 sq ft home is in great shape. There are solid oak floors throughout. The 4 bed/4 baths are arranged with master suit on the main with another master suite on the



## PRESENTED BY:

**PAUL DILLER**

**Land & Home Specialist - MO**

M: (636) 232-6352

P: (855) 573-5263 x742

E: pdiller@trophyapa.com

**Trophy Properties and Auction**

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com



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second floor and 2 additional bedrooms and a hall bath. Every room has as great view and tons of closet space. There is a large kitchen with abundant counter space with dining or living room overlooking a sweeping view of the farm. A utility room with bathroom makes it easy to come in without messing the house. You'll love a lazy evening in the front room that can be serve as dinning or living looking out over the pond. The basement was completely rebuilt so the homes is on a solid 8ft pour walk out basement that could be finished. Lastly, you'll love the massive covered porch that looks over the valley.

Farms like this are a very rare opportunity. Rarely do you see one that has everything for farming and hunting AND a beautiful home. The next lucky owners will cherish this for decades. Don't miss your chance.







**T R O P H Y**  
PROPERTIES AND AUCTION  
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