



Worth County Missouri Land iAuction - The Melvin Powers Estate

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



BIDDING ENDS WEDNESDAY, MAY 24TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:
22652 Evergreen Ave
Parnell, MO 64475

ACRES: 134.2
COUNTY: Worth

AUCTION DETAILS:

Property Preview Saturday, May 13th 10AM to 12PM.

Bidding Ends Wednesday, May 24th at 10:00AM.

Trophy Properties & Auction is proud to offer the Melvin Powers Estate at iAuction. The 134.2 acres will be offered in 3 tracts and consists of highly productive cropland, CRP, and hunting and recreation in Worth County, MO near Oxford and Enyart.

Tract 1: These highly productive 54.1 acres of bottomland sits along the Grand River on the Worth County line just southeast of Parnell, Missouri off U Highway. This property is the epitome of what you would envision when you think of a high production North Missouri farm. Approximately 49 acres in crop production with a cash rent for the 2023 calendar year of \$300 per acre. This payment will pass along to the new buyer. The farm has been very well maintained by the same tenant for over 20 years. Soil types consists mostly of Zook and Nevin silty clay.

hunting. There is a stocked pond located on the south side of the property that offers a true picturesque view while you fish, and I even jumped some ducks off of the pond while driving around the last time on-site.

Tract 2: This 40.0 acre CRP wildlife haven sits near the end of a dead-end road along thousands of acres of cropland making this a crossing point as well a home for said wild-



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life. There are approximately 32 acres of CRP paying \$152.25 per acre making this is a fantastic investment property while getting to hunt and fish the property at the same time. This contract expires September 30, 2031. A county-maintained gravel road is located on the west side of the property as well as another entry to the south providing very easy entrance. The south side of the property has a small shed that could be fixed up to store equipment or make for a little camp to warm up in on those cold days of hunting. There is a stocked pond located on the south side of the property that offers a true picturesque view while you fish, and I even jumped some ducks off of the pond while driving around the last time on-site.

Tract 3: This 40.1 acre CRP wildlife haven sits along thousands of acres of cropland making this a crossing point as well a home for said wildlife. There are approximately 32 acres of CRP paying \$152.25 per acre making this is a fantastic investment property while getting to hunt and fish the property at the same time. This contract expires September 30, 2031. A county-maintained gravel road is located on the west side of the property making for an easy entry with any vehicle. There are 2 ponds near the north side of the property. The first is 1.5 acres and stocked with fish as well as a smaller .25-acre pond just to the west of that. Both ponds had ducks fly off of them when I last drove around the property as well.

Whether you are looking to expand your current operation or diversify your portfolio, this is a place to behold. The ROI coupled with the location makes this a prime asset for the investor looking for annual cash flow and appreciation year over year. These kinds of investment properties do not come around often and a farm of this magnitude in this area reaches the open market even less.



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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LAND | RECREATIONAL | RESIDENTIAL

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