



Morgan County Missouri Land iAuction

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

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



OPEN HOUSE, SATURDAY, NOVEMBER 21, 10 AM - NOON
BIDDING ENDS THURSDAY, DEC. 3 AT 10:00 AM
COMPLETE DETAILS @ WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Hwy N
Versailles, MO 65078

ACRES: 448±
COUNTY: Morgan

PROPERTY DESCRIPTION:

These 448± flat to gently rolling acres represent some of the finest land in Morgan County with part of it being owned by the Jones family for over 100 years. The land is comprised of productive cropland, improved pastureland, hardwood timber, excellent deer and turkey hunting, and located hard surfaced road making it easily accessible. If you're looking to expand your farming operation or a tract of land to build a home with recreational opportunities be sure to give this family farm a hard look!

Tract 1 – 33± acres with a 5.5± acre stocked lake w/Catfish, largemouth Bass, Bluegill, 4bd-2ba 16x76 mobile home with many updates, and an outbuilding. This tract is accessed from highway N.

Tract 2 – 112± acres with 50+ acres of open land that's currently in hay production. The balance is in woods offering excellent hunting opportunities. This tract is accessed from highway N.

Tract 3 – 34± acres of pasture and scattered woods. This tract is accessed from highway N.

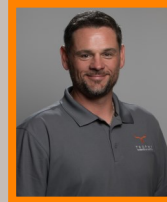
Tract 4 – 46± acres of pasture and scattered woods. This tract is accessed from highway BB.

Tract 5 – 27± acres with approximately 21 acres of highly productive cropland with the balance in grass and small pond. This tract is accessed from highway N.

Tract 6 – 89± acres with 20+ acres of pasture/hay crop with the balance in hardwood timber. Excellent hunting tract accessed from highway N.

Tract 7 – 69± acres of excellent deer and turkey with scattered open areas that would be ideal for food plots. This tract is accessed from highway N.

Tract 8 – 38± acres of pasture and scattered woods. This tract is accessed from highway N.



PRESENTED BY:

JASON WALLINGFORD

Auction Division President

M: (314) 882-6971

P: (855) 573-5263 x702

E: jasonw@trophyapa.com

ERIC MERCHANT

Real Estate Consultant

M: (314) 541-1218

P: (855) 573-5263 x730

E: emerchant@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

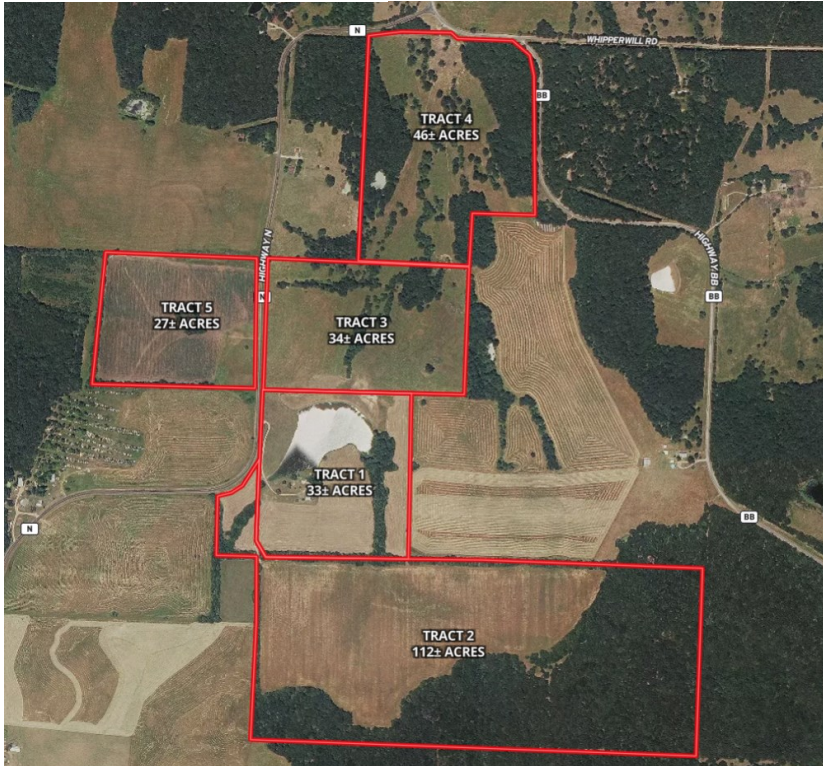
leads@trophyapa.com



Morgan County Missouri Land iAuction

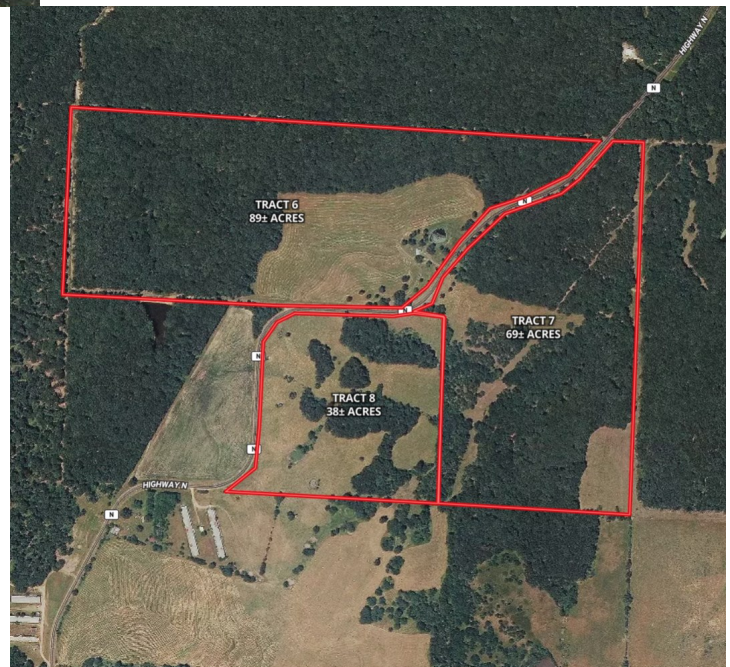
T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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



North Aerial—Tracts 1 - 5

South Aerial - Tracts 6 - 8



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.