



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

Crawford County Land iAuction - Dad's Flying M Ranch

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



BIDDING ENDS WEDNESDAY, SEPT. 22ND AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Old Hwy 66
Cuba, MO 65453

ACRES: 152

COUNTY: Crawford

PROPERTY DESCRIPTION:

Due to the limited use over the years we have decided to sell our family farm in 3 tracts at an internet-only auction. Sellers: Laura Moore, Gail Panus, & Harry Moore III

Open house Saturday, August 14th 10 AM to 1 PM.

Bidding ends Wednesday, September 22nd at 10 AM.

These 152.88 flat to gently rolling acres consisting mostly of pasture and woods are conveniently located just outside Cuba, MO and less than a one hour from St. Louis. The farmstead is currently being used for cattle with approximately 110± acres of pasture and the balance in woods, ponds, barn, and an older farm home. Dad's Flying M Ranch is easily accessible from I44 and Old 66. If you're looking for good hunting, therapeutic recreation, and country living be sure to check this property out!

Tract 1: 76.47 flat to gently rolling acres with an older farm home, barn, beautiful larger pond and a smaller pond and improved pasture. Accessed from Old 66.

Tract 2: 30.62 flat to gently rolling acres of pasture and scattered trees. Great building tract. This tract is accessed from McPherson Road.

Tract 3: 45.79 flat to gently rolling acres of woods and cedars trees and small pond. Great hunting and recreation. This tract is accessed from McPherson Road.



PRESENTED BY:

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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.