

LAND AUCTION



90.02 AC± | 6 TRACTS | PULASKI CO, MO

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/7/23 | **AUCTION TIME:** 4:00 PM

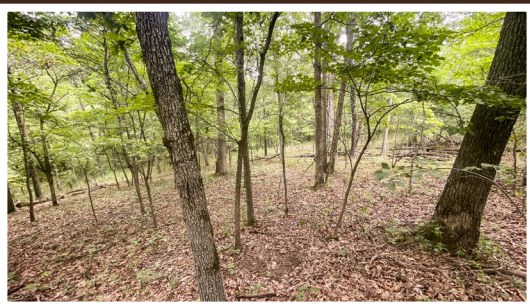
AUCTION LOCATION: COMMUNITY CENTER

114 J.H. WILLIAMSON DRIVE, ST. ROBERT, MO 65584

OPEN HOUSE: ON SITE - 11/3 | 12:00 - 5:00 PM

Transitional land opportunity located just out of the Saint Robert MO city limits. Unrestricted land ready for development. The rolling landscape offers convenience to town, 2 live water ponds, and seclusion. 6 tracts to be offered, each with unique character and an abundance of wildlife, mature hardwoods, and scenery. Excellent land for developing into residential, RV campground, or recreational use. You have a dream, this land has the potential to help you realize it.

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| • Deeded acres: 90.02 | • Brief Legal: SW ¼ S34 T36N R11W, Pulaski Co, MO |
| • Taxes:\$30.89 | • PIDs: 10-8.0-34-000-004-001-000 |
| • Possession:Immediate possession subject to current tenant rights | • Lat/Lon: 37.7996, -92.1324 |
| • Survey needed?:Yes, Seller to pay 50% of survey cost if sold in multiple tracts | • Zip Code:65584 |



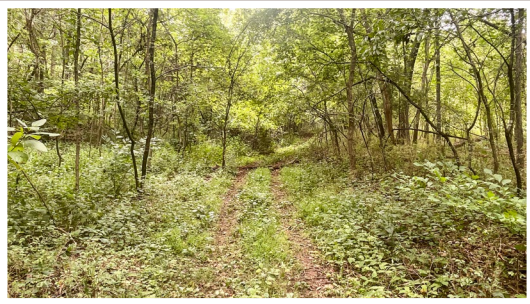
TRACT 1: 20 ± ACRES

Beautiful building tract with a 1.5± acre spring fed pond. Pond is surrounded by mature hardwoods. Gently rolling terrain. Electric pole on the property.



TRACT 2: 10.5 ± ACRES

Mixed timber tract with a level access point to establish a secluded building site. Potential views to the north. Plenty of wildlife. Gently rolling terrain with some established trails.



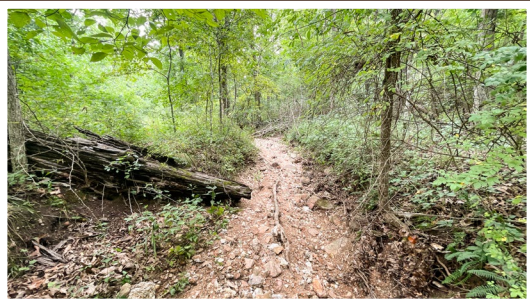
TRACT 3: 10.5 ± ACRES

Mixed timber tract with a level access point to establish a secluded building site. Wet weather creek across the entire tract. Wildlife rich.



TRACT 4: 13.5 ± ACRES

Mixed timber tract with varying terrain. Secluded build site overlooking the wet weather creek bottom. Mature oaks throughout. Lots of character. Southern border to Fort Leonard Wood land.



TRACT 5: 17.5 ± ACRES

Combination of open land and mixed timber with several mature oaks. Newly constructed 1± acre pond. Building site overlooking the pond and an amazing southeastern view. Bordered on the southern side by Fort Leonard Wood land.



TRACT 6: 10 ± ACRES

Some open land as well as heavily wooded land. Mixed hardwoods. Rolling terrain. Wet weather creek. Loaded with wildlife. Bordered on the south by Fort Leonard Wood land.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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