



Franklin County Missouri Land for Sale at Auction - 4Health Farms

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

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



BIDDING ENDS TUESDAY, MARCH 4TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

914 Shady Lane
Sullivan, MO 63080

ACRES: 73.1±

COUNTY: Franklin

AUCTION DETAILS:

Preview Day Saturday, February 22nd 10AM to Noon.

A Rare Opportunity for a Farm, Country Estate, or Development.

Situated in the rolling hills of Franklin County, this 73.1± acre property offers a perfect blend of open pasture, scenic views, and modern farm infrastructure. Located just west of Sullivan, MO, the property boasts excellent building sites with breathtaking panoramic views of the city skyline, making it an ideal location for a dream home, weekend retreat, or small farm operation.

Key Features:

- **Fencing & Cross-Fencing:** Cattle-tight perimeter fencing and multiple paddocks, perfect for rotational grazing or equestrian use.
- **Farm Infrastructure:** A well-equipped cattle working facility with a sturdy pipe corral and outdoor lighting. (Note: Portable cattle equipment does not convey with the sale.)
- **Functional Metal Building:** A 40' x 30' insulated metal building with electric, water, and heat. Featuring a concrete floor, two man doors, two overhead door openings, and six windows, this versatile space is ideal for equipment storage, a workshop, or additional farm needs.
- **Utilities & Potential:** The property includes an existing well and electricity, with an old abandoned farmhouse that could be restored or repurposed.



PRESENTED BY:

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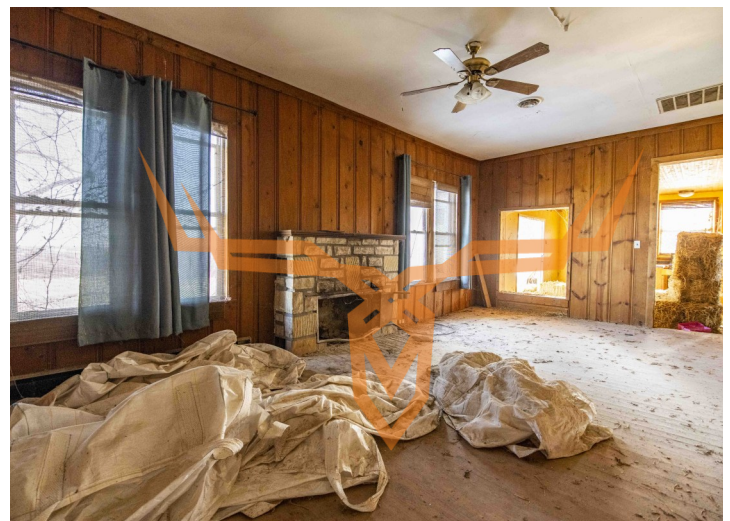
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•Endless Possibilities: Whether you're looking to continue its use as a working cattle farm, transition into equestrian operations, establish a country estate, or even develop the land into a residential community, this property offers a wealth of opportunities.

With its prime location, extensive infrastructure, and stunning countryside views, this property is a rare find in Franklin County. Whether you're a farmer, investor, or homebuyer seeking the perfect rural escape, this land is ready to bring your vision to life.



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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