

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

Your Dream Property Awaits—30 Acres in Beautiful Gasconade County

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



PROPERTY ADDRESS:

00 Wild Cat Road
Bland, MO 65014

PRICE: \$176,250

ACRES: 30±

COUNTY: Gasconade

PROPERTY HIGHLIGHTS:

- Close to St James and Owensville
- Prime Hunting Ground
- Live Groger Creek
- Small Game Pond
- Good Pasture
- Trails
- County Road Access
- Great Build Sites

PROPERTY DESCRIPTION:

This property is a fantastic option for anyone seeking a smaller tract of land that truly has it all—whether for recreation, hunting, building, or a mini farm. A highlight is Groger Creek, a stunning live-water creek featuring small waterfalls and beautiful sycamore trees, perfect for nature lovers. The land boasts a mix of well-maintained pasture, hardwoods, a pine grove, and wildlife-friendly fields. Hunting enthusiasts will appreciate the abundant deer and turkey signs, with a strong history of quality bucks. Just 20 minutes from Owensville and 26 minutes from Saint James, it's an ideal location for your dream home or weekend cabin, combining convenience with countryside serenity. Whether you're aiming to hunt, explore, or build, this property has it all. Come see it today!



PRESENTED BY:

JESSE KLINGLER

Land Specialist

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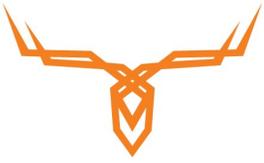
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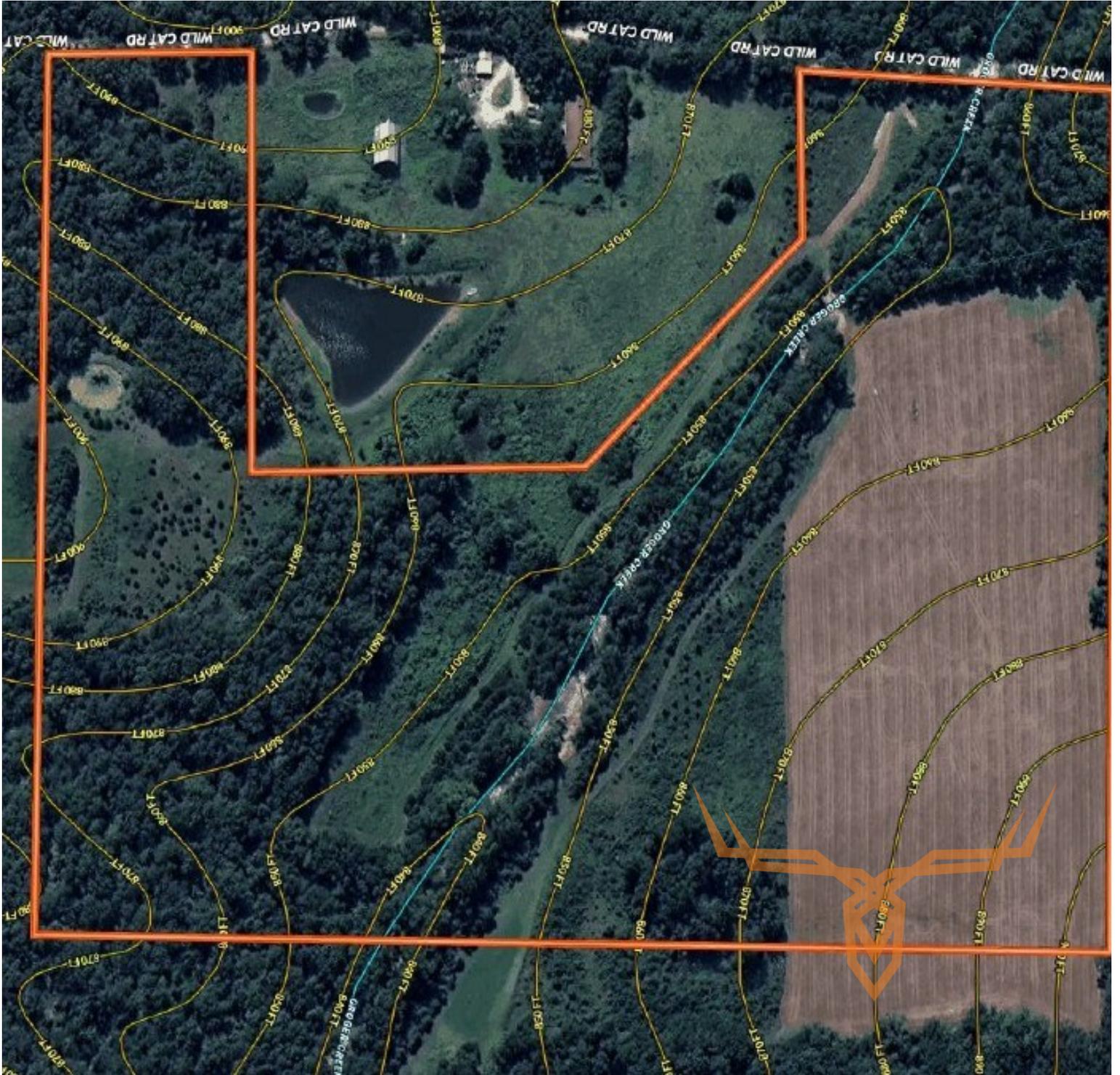
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TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals