



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

Marthasville Missouri Real Estate for Sale at Auction - Mealer Property

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



BIDDING ENDS WEDNESDAY, JUNE 18TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Overlake Circle
Marthasville, MO 63357

ACRES: 8.83

COUNTY: Warren

AUCTION DETAILS:

3% Commission to Buyers Agent!

Preview Day Sunday, June 8th 11AM to 1PM.

These lots boast a prime location, close to Dutzow, Augusta, Washington, and New Melle. They're also near the Katy Trail, Missouri River access points, and numerous wineries, making this an ideal spot for recreation or future development.

The offering consists of multiple lots combined into four distinct tracts:

- **Lot 1:** Approximately 1.32± acres of wooded land, perfect for weekend stays or building a permanent structure.
- **Lot 2:** Approximately 0.29± acres of wooded land, ideal for a weekend retreat or potential build site.
- **Lot 3:** Approximately 6.64± acres of mature woods with a private 2± acre lake! Partial trail systems provide easy access throughout the property. Scenic rock outcroppings offer peaceful fishing spots, while a wet-weather creek and mature woods canopy on the east side create a hidden oasis—giving this tract a much larger feel. Perfect for building, weekend getaways, recreation, or simply enjoying your private lake close to town.
- **Lot 4:** Approximately 0.58± acres of wooded land, great for weekend getaways.

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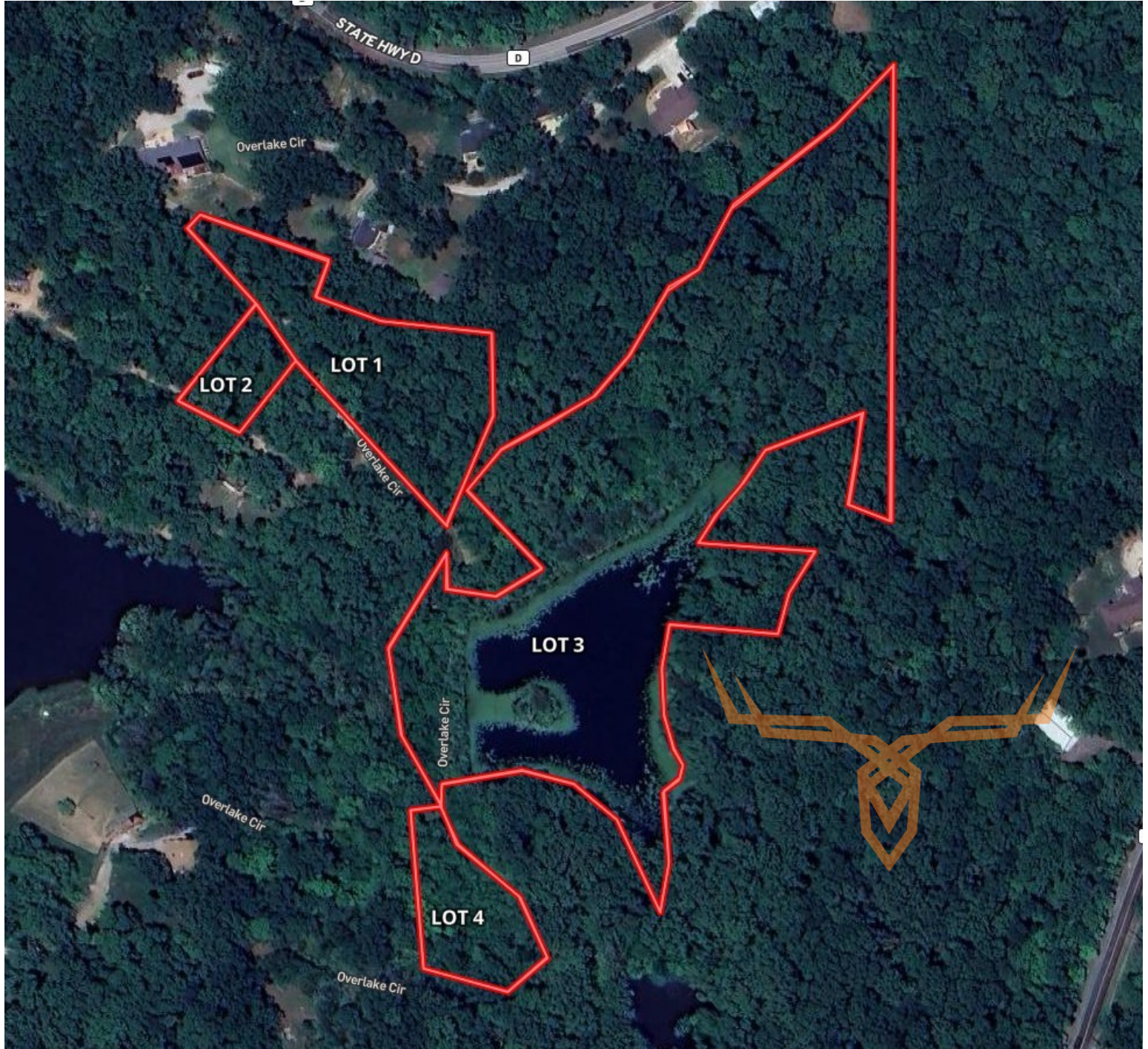
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