

Pike County Missouri Land for Sale at Auction – Rita Alexander Irrevocable Trust Farm

Open House Saturday, January 3rd 9AM to 11AM.

Bidding ends Thursday, January 15th at 10AM.

These 253± flat to gently rolling acres, offered in six tracts, are located 3.5 miles northeast of Eolia on Highway H. The property includes a 4-bedroom, 3.5-bath farmhouse, multiple outbuildings, pasture, grassland, a stocked 4+ acre lake, mature hardwoods, and wooded draws. The layout provides strong deer and turkey hunting opportunities and includes ideal homesites with views of the Pike County Knobs. Cuivre River Electric and Spectrum Fiber Internet are available nearby.

The farm is 36 miles north of Wentzville and less than an hour from Chesterfield.

It's RARE to see properties in this area for sale, if you're in the market give this one a look!

For more information, call or text **Jason Cleveland (636) 751-4579** or **Joe Ogden (636) 358-3567**.

Tract 1:

- 9± Acres

Main House:

- 2,500 sq ft of living/dining area on main floor
- 4 bedroom/3 ½ bath
- 800 sq ft dinning/kitchen area
- Wood burning fireplace in family room/ wood burning stove in basement
- Water furnace GEO thermal condensing unit for heating and air conditioning
- Electric backup heat
- Electric water heater
- James Hardie cement board siding

Detached garage:

- 1,150 sq ft
- 4 inch concrete floor
- James Hardie cement board siding
- Electric garage door opener

Shop Building:

- 36x72 metal roof and siding with full concrete floor
- 18x72 Lean to roof.
- 200 amp single phase electric service

Main Barn:

- 80x85 metal roof and siding structure
- Metal feed bunk along one length
- Currently used for storing hay

Out Building:

- 42x35 and 12x24 extension metal roof and siding.
- Cattle working alley under roof to head catch/scale
- 2- Horse stall with doors open to small pasture
- Livestock waterer in stall.
- Water well power and control located in this building

Tract 2:

- 77± Acres
- 4± acre stocked lake with bass, bluegill, and catfish
- Wooded draws
- Pastureland
- Homesites with views of the Pike County Knobs
- Highway H frontage

Tract 3:

- 19± acres
- Pastureland
- Wooded draw
- Homesites with views of the Pike County Knobs
- Highway H frontage

Tract 4:

- 112± acres
- Pastureland
- Grassland
- Mature Hardwoods
- Wooded Draws
- Homesites with views of the Pike County Knobs
- Highway H frontage

Tract 5:

- 18± acres
- Pastureland
- Mature Hardwoods
- Wooded Draws
- Homesites with views of the Pike County Knobs
- Highway H frontage

Tract 6:

- 18± acres
- Grassland
- Wooded Draws

- Homesites with views of the Pike County Knobs
- Highway H frontage

Auction Terms & Conditions

1. PROCEDURE: Bidding ends Thursday, January 15, 2026 at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes on each tract.
2. BUYERS PREMIUM: 5% Buyer's Premium will be added to the final bid price to arrive at the contract sales price.
3. ACCEPTANCE OF BID PRICES: Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Friday, January 16, 2026 (hand delivered, faxed, or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted, this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason.
4. DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted.
5. BIDDING: Once submitted, a bid cannot be retracted.
6. CLOSING: Closing shall be on or before 3:00 PM., Thursday, February 19, 2026.
7. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any.
8. TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).
9. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title.
10. REAL ESTATE TAXES: The 2026 Real Estate taxes to be paid by the Buyer(s).
11. Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.
12. 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. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.