



Harrison County Missouri Land iAuction - Smith Farm

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

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BIDDING ENDS WEDNESDAY, DECEMBER 14TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

00 E 165th Street
Eagleville, MO 64442

ACRES: 121
COUNTY: Harrison

AUCTION DETAILS:

Property preview Saturday, December 3rd 10AM to Noon.

Come take a look at this impressive 121± acre Missouri Century Farm in Harrison County. Only 1.5 hours from Kansas City and 1.5 hours from Des Moines, IA this property has a little bit for everyone with gently sloping pasture and hay ground, tillable bottom ground, timber, live water as well as access to a shared lake with nearly 480± yards of lake shoreline. Ideal for country build sites, recreation, fishing on your own property or expansion of your farming operation.

The farm is fenced and cross fenced, includes two sheds as well as a small lot, cattle drinking waterer and alley ready for a cattle working chute. The farm is in the North Harrison school district and sits just northwest of Blythedale, Missouri with gravel road access.

The farm is being offered in 3 tracts one 81± acre parcel to the east side of the gravel road and two 20± acres parcels with shared lake front on the west side of the gravel road.

Tract 1: This 81± acre parcel is currently in a mix of pasture, hay and crop ground with approximately 16.5± acres of crop ground in the creek bottom. The south-



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east corner of the tract contains a live creek as well as nice timbered draws along wet weather creeks. The tract is fenced and cross fenced with a cattle lot and two sheds. One shed measures roughly 60' x 40' and the other measures roughly 30' x 30'. The cattle lot also includes a cattle waterer.

Tract 2: This 20± acre tract currently being used for hay production is also an ideal build site with approximately 240± yards of lake shoreline and 9.5 acres of lake contained within the tract. The tract has access from the gravel road to the west and is currently open hay ground. The elevation and lake view make this a nice piece to own and build on or keep in hay or pasture ground.

Tract 3: This 20± acre tract currently being used for hay production is an ideal build site overlooking the shared lake. It contains approximately 240± yards of lake shore front and 3 acres of lake within the tract. The tract has access from the north and east side from the gravel road giving you options on how to access the tract. It also includes a small wooded draw coming up out of the lake. The elevation and lake view make this a tract ideal for your build site or could also be kept in agricultural production.



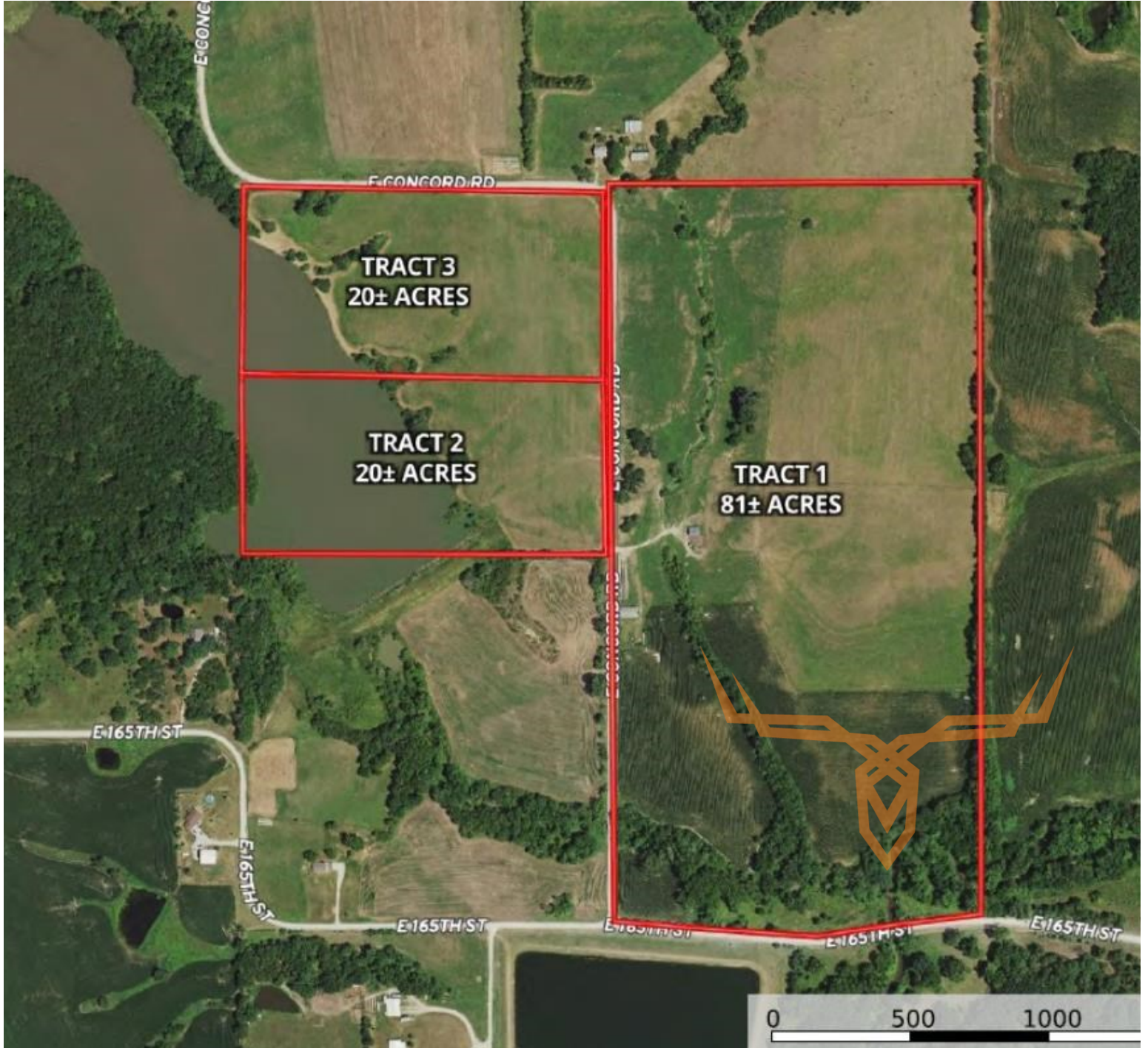
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