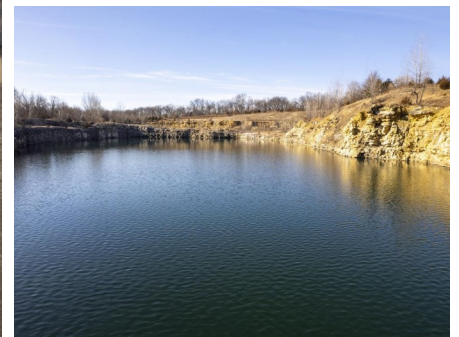
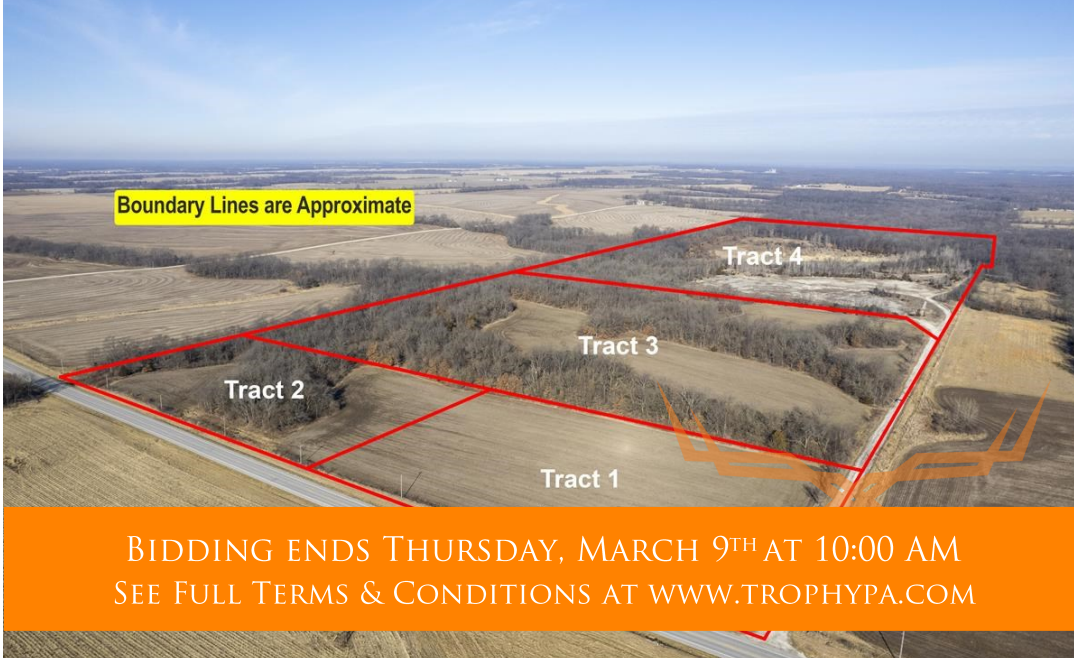




Pike County Missouri Land iAuction - Former Rock Quarry

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

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



PROPERTY ADDRESS:

00 State Hwy 54
Bowling Green, MO 63334

ACRES: 124
COUNTY: Pike

AUCTION DETAILS:

Property Preview Saturday, February 25th 10AM - NOON

These 124± acres offered in 4 tracts are conveniently located on Highway 54 approximately 4 miles West of Bowling Green, 50 miles from Wentzville and 37 miles from Mark Twain Lake. The former Rock Quarry offers excellent hunting, fishing, recreation, and country living. The 3+ quarry pit lake is crystal clear and stocked with crappie, bass, walleye and is great for swimming and floating. Depth is known to be approximately 45 feet at the deepest point. The Farm Service Agency figures there to be 20.58 acres of cropland with the balance in mature timber, wooded draws, and water.

This property was formerly an operational rock quarry whose lease ran out before current owners acquisition. Current geological studies revealed economical high-quality limestone reserves available for mining. Ownership hired permitting experts and engineers to develop a new mining plan and begin the process of acquiring a current mining permit that is near completion and awaiting a new operators information and bonding. This information is available upon request. All the mineral rights owned by the seller will transfer to the new owner(s).



PRESENTED BY:

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Land & Home Specialist

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Tract 1: 6+ acres consisting of cropland and is located on Highway 54. This is an ideal homesite with electricity and rural water nearby.

Tract 2: 6+ acres consisting of cropland and is located on Highway 54. This is an ideal homesite with electricity and rural water nearby.

Tract 3: 35+ acres consisting of cropland and woods. This is an ideal hunting and recreation tract with great building sites. Perfect areas to leave standing crops or plant food plots for the deer creating a good setup to hunt your stands or blinds without disturbing the bedding area. Build a new home or a weekend cabin with hunting opportunities right out the back door.

Tract 4: 77+ acres consisting of 3+ acre stocked quarry pit lake, mature timber and food plot areas. This is a beautiful hunting and recreation tract. Hard to find this size tract that offers excellent hunting and fishing In this area. The lake is known to be approximately 45 feet deep and stocked with crappie, bass and walleye!



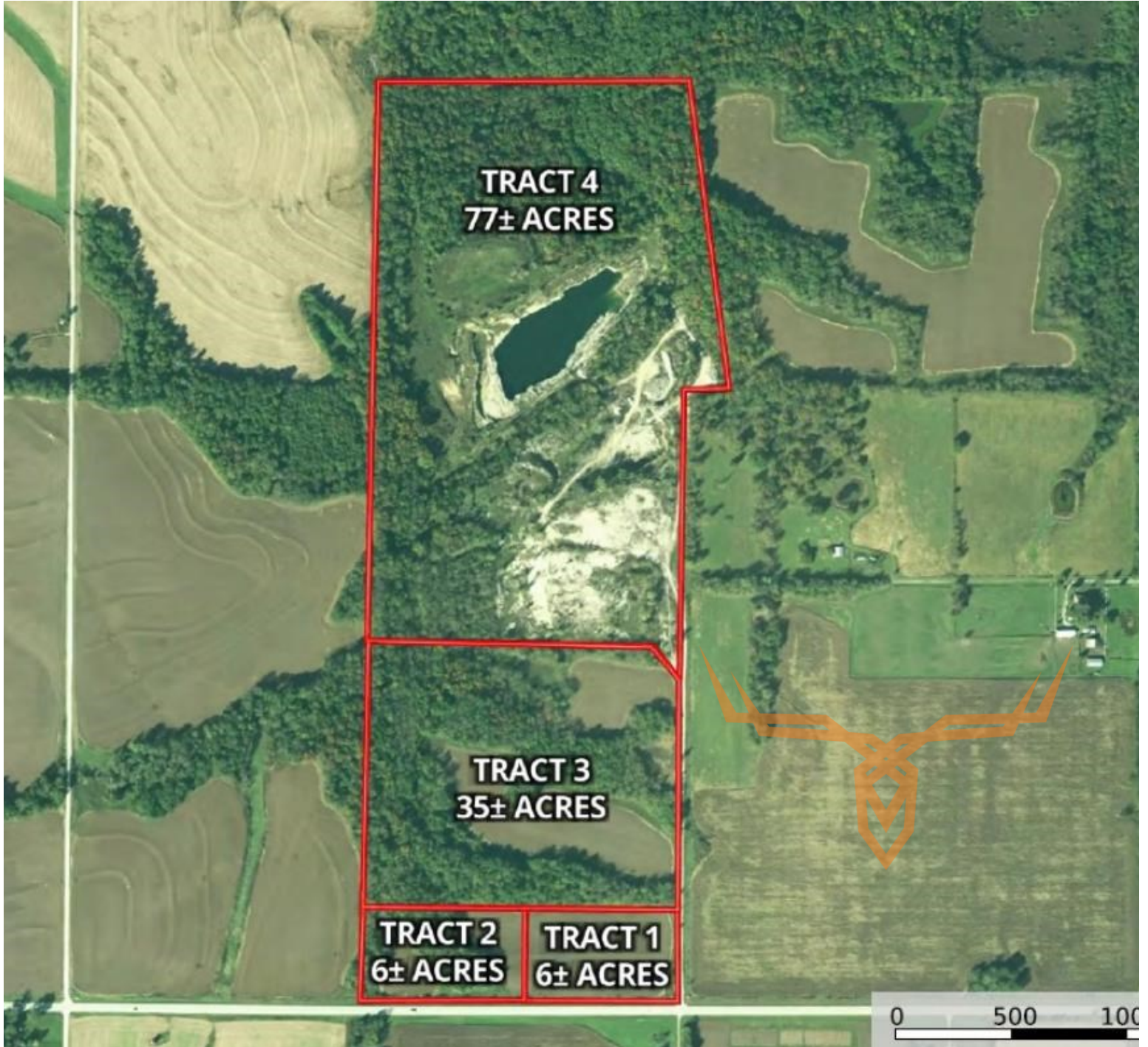
The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this 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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