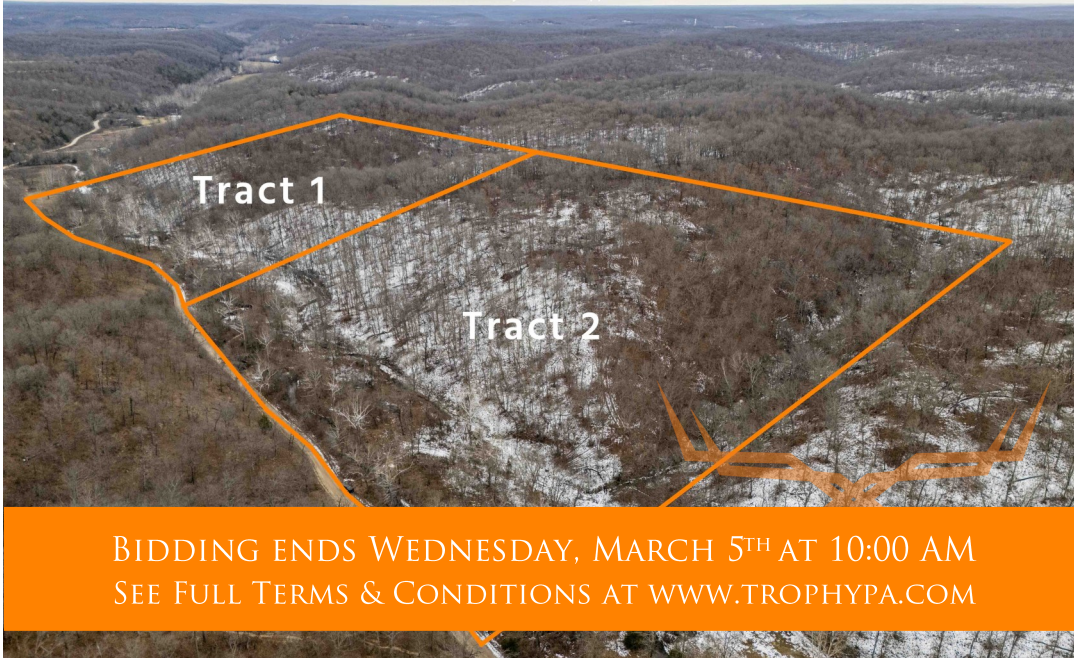




Camden County MO Land for Sale at Auction - Broadus Branch Creek Property

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

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



PROPERTY ADDRESS:
00 Broads Branch Rd.
Macks Creek, MO 65786

ACRES: 70.30
COUNTY: Camden

AUCTION DETAILS:

Preview Day Friday, February 21st 11AM to 1PM.

Country Living or Recreational Retreat – 70.3 surveyed Acres offered in Two Incredible Tracts!

Here is the perfect opportunity to own a stunning 70.3-acre property, available as two separate tracts or combined for the ultimate country escape. Each tract boasts unique features, including spring-fed Broadus Branch Creek winding throughout, mature timber, and abundant wildlife. Whether you're seeking a peaceful homestead, a recreational haven, or both, this property delivers.

Tract 1: 32.88 Acres

This tract is ready to build and features an established homesite with utilities already in place, as well as an artesian well for an exceptional water source. The diverse terrain offers something for everyone. A trail system will guide you all around the property from the bottom to the top. This tract is unique and ready for you to build your dream home surrounded by nature or use it as a basecamp for hunting and recreational past times.

Tract 2: 37.42 Acres

The larger tract offers multiple potential building site options and access to electric utilities. Build high on the ridge, or low near the road, the choice is yours. With its diverse topography and Broadus Branch Creek running throughout, this tract is perfect for creating your ideal country retreat. Enjoy exploring the land, hunting, or simply soaking in the peaceful surroundings.



PRESENTED BY:

JUSTIN SWAST
Land Agent

M: (314) 805-0202
P: (855) 573-5263 x775
E: jswast@trophy.com

Trophy Properties and Auction
640 Cepi Drive
Suite 100
Chesterfield, MO 63005
www.Trophy.com
leads@trophy.com



Camden County MO Land for Sale at Auction - Broadus Branch Creek Property

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

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

Purchase both tracts together to create a sprawling 67.30-acre estate with tremendous possibilities. Enjoy quiet seclusion with convenient access from the maintained county road, and take advantage of the mature timber, excellent hunting, and morel mushroom foraging in the spring. The creek provides a picturesque setting and a steady water source year-round. Whether you choose one tract or both, these properties provide a unique opportunity to create your dream lifestyle surrounded by nature. Don't miss out—Contact Land Agent, **Justin Swast (314) 805-0202** today to schedule your viewing!

- 70.30 total surveyed acres
- Tract 1- 32.88 acres
- Tract 2- 37.42 acres
- Trail System
- Spring-fed Creek
- Established homesite with utilities and artesian well on Tract 1.
- Multiple building site options on Tract 2 with electric utility access.
- Easy access
- Maintained county road frontage.
- Great hunting
- Mature timber
- Macks Creek School



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.



Camden County MO Land for Sale at Auction - Broadus Branch Creek Property

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

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



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.