

# Gasconade County Missouri Land for Sale at Auction - Federhofer Farm

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







### **PROPERTY ADDRESS:**

4277 Republic Rd Bland, MO 63111 ACRES: 37.81 COUNTY: Gasconade

### **AUCTION DETAILS:**

Preview Day Saturday, March 15th 1PM to 3PM.

## 3% Commission to Buyers Agent!

This 37.81± acre property in Gasconade County, MO, is a solid option for both recreational and residential use. With water and electricity already available, it's ready for a home build. The land has gently rolling terrain with a few good spots for building, and a 1± acre pond that adds to the property's appeal.

The property has a mix of hardwoods and a small cedar thicket, offering a natural setting for wildlife. There's a secluded clearing perfect for a food plot, making it a great spot for hunters. The property has good access with well-maintained roads.

Located 15 minutes from Owensville, 30 minutes from Rolla, and about 1.5 hours from St. Louis, it offers a quiet, country setting while still being close to town.



## PRESENTED BY:

JOE OGDEN

Land Specialist

M: (636) 358-3567

P: (855) 573-5263 x707

E: jogden@trophypa.com

Trophy Properties and Auction 640 Cepi Drive Suite 100 Chesterfield, MO 63005

> www.Trophypa.com leads@trophypa.com



# Gasconade County Missouri Land for Sale at Auction - Federhofer Farm

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









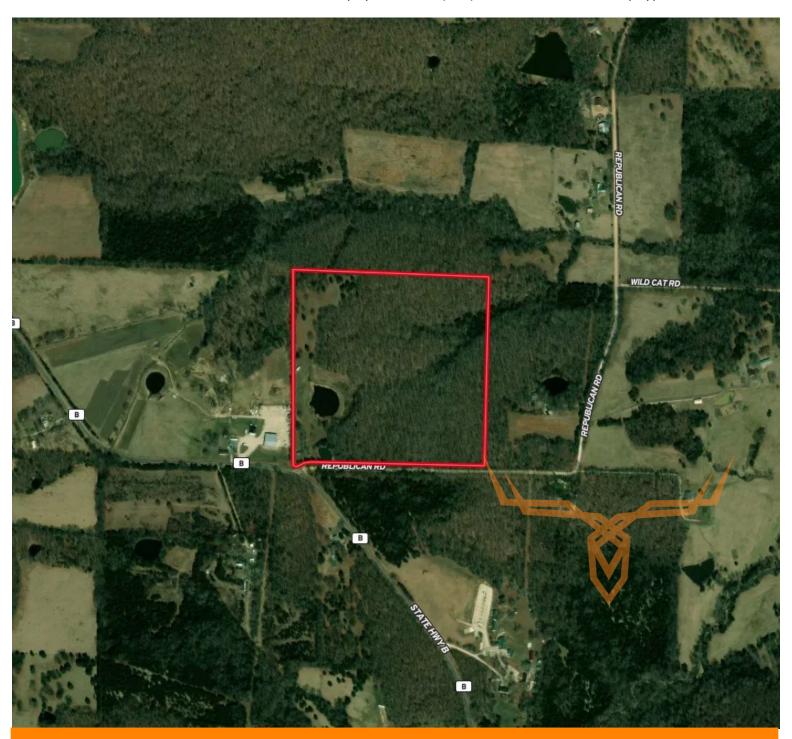






# Gasconade County Missouri Land for Sale at Auction - Federhofer Farm

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