



# Osage County Missouri Land for Sale at Auction - Lovedy S. Magagnos Estate

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

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BIDDING ENDS THURSDAY, APRIL 3<sup>RD</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



**PROPERTY ADDRESS:**  
00 County Road 701  
Bland, MO 65014

**ACRES:** 108.8±  
**COUNTY:** Osage

## AUCTION DETAILS:

**Preview Day Saturday, March 29th 11AM to 1PM.**

**Bidding Ends Thursday, April 3rd at 10AM.**

This 108.8± acre farm located 7.5 miles southwest of Mt. Sterling, offers a combination of farmland and wooded areas. The Farm Service Agency shows there to be 78.9 acres of cropland, currently in pasture and hay production. The remainder is wooded with a mix of mature hardwoods, cedar thickets, and wooded draws, providing natural cover and wildlife habitat.

The gently rolling topography offers several potential homesites with excellent views. This land is ideal for hunting and recreational activities, with plenty of space to explore.

Situated on County Road 701, just half a mile off State Highway D, the property is conveniently located 30 minutes from Linn, 40 miles from Jefferson City, and 82 miles from Chesterfield.

## PRESENTED BY:

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