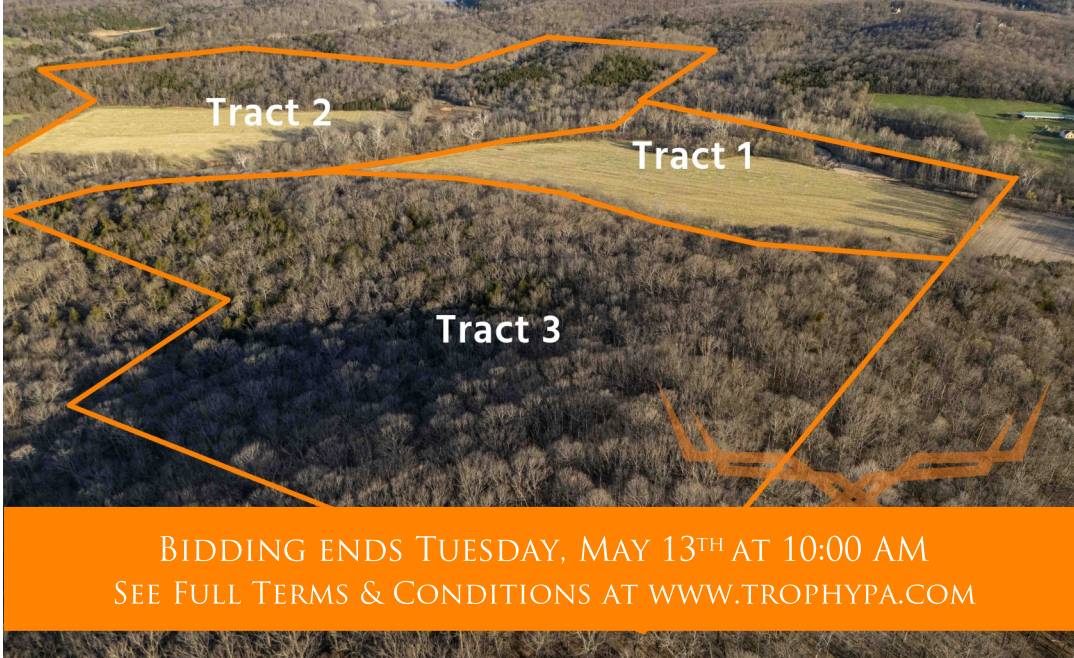




Warren County Missouri Land for Sale at Auction - Pietzschke Farm

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 Y
Jonesburg, MO 63351

ACRES: 234±
COUNTY: Warren

AUCTION DETAILS:

Property Preview Saturday, May 10th 10AM to Noon.

Located just east of Big Spring on State Highway Y, this 234± acre farm offered in 3 tracts in Warren County offers a mix of flat to gently rolling ground with good access and utility. Bear Creek, a year-round spring-fed stream, winds through the center of the farm, providing a reliable water source and adding to the overall appeal. The land includes productive cropland, as well as some mature timber with potential for harvesting.

The property is well-suited for hunting, with strong habitat, natural cover, and consistent food. Bear Creek enhances the wildlife corridor, offering an ideal setup for anyone looking for hunting and recreation with income producing farmland.

Multiple building sites are available throughout the property, offering good views and privacy. Whether you're looking to build a primary residence or a weekend retreat, this property gives you flexibility without being far from town.

Located just 12 miles from Hermann and about an hour from both Columbia and Chesterfield Valley, it's a rare opportunity in a desirable area.



PRESENTED BY:

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Land Specialist

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Tract 1: 40± acres

- Bear Creek Access
- 29.75± acres of productive cropland
- Soils consisting mostly of Cedargap silt loam and clay loam
- State Highway Y access
- Electricity
- Free and clear of any and all tenants and lease

Tract 2: 130± Acres

- Bear Creek Access
- 29.8± acres of productive cropland
- Soils consisting mostly of Cedargap silt loam and clay loam
- Excellent deer and turkey hunting
- Rock outcroppings
- Small cave
- State Highway Y access

- Electricity
- Free and clear of any and all tenants and lease

Tract 3: 58± acres

- Mature hardwoods
- Excellent deer and turkey hunting
- State Highway Y access
- Electricity
- Free and clear of any and all tenants and lease

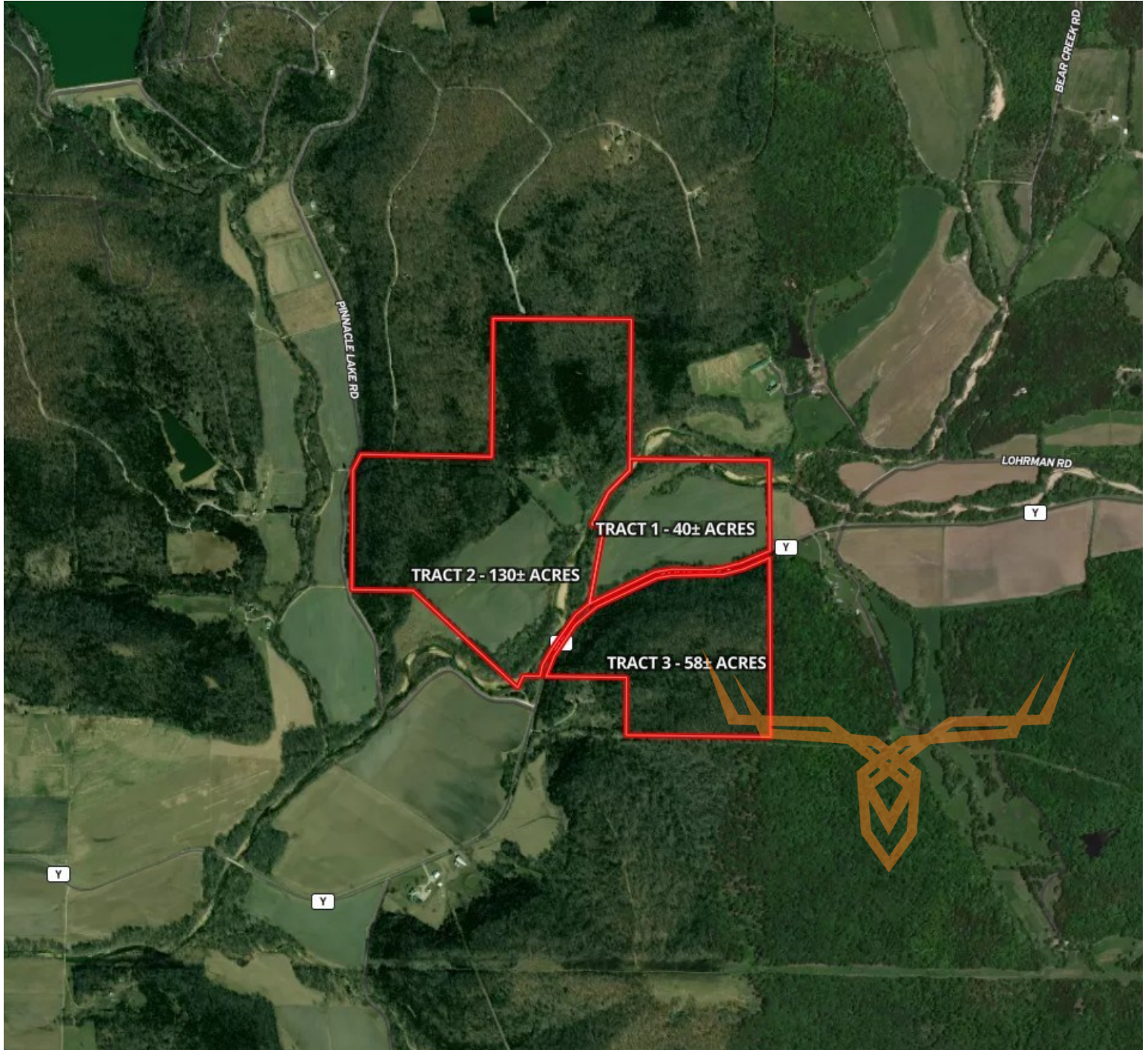




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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are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