



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

Cooper County Missouri Land & Home iAuction - Samer Living Trust

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



BIDDING ENDS TUESDAY, OCTOBER 19TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

9288 Georgetown Drive
Pilot Grove, MO 65276

ACRES: 224
COUNTY: Cooper

PROPERTY DESCRIPTION:

Open house Saturday, October 2nd 10 AM to Noon.

Located in the Beautiful Rolling Hills of Cooper County, this 224± acre farm offers something for everybody! Farm will be offered in 4 individual tracts. The tracts are located between Sedalia (22miles) and Boonville (19 miles). With the gorgeous Clear Creek running on two of the tracts the possibilities are endless. Farm has a great number of tillable acres for a good steady income and a large balance of good blocks of hunting woods along with some harvestable timber. This farm offers several pinch points for pinning down that big buck!

Tract 1 - 3± acres. Improved with an approximately 1,100 square foot 3 bedroom and 1 bath home on the main level. It does have a partial walkout basement that is in good condition. Sheds are a 60' x 80' steel frame building with a rock floor and a 30' x 40' steel detached garage with a full concrete floor and electric. Would make a great country home or a peaceful hunting camp.

Tract 2 - 72± acres is a great combination tract with good income from the tillable land along with amazing hunting potential. The Clear Creek snakes through a good part of the property and offers several good pinch points to find that good buck! FSA indicates 42.27 tillable acres.

Tract 3 - 52± acres offers a large block of timber with a 4.99 acre field that is primed for a food plot. This tract has seclusion and several bedding spots.

Tract 4 - 97± acres has a little bit of everything with Clear Creek on the eastern border, secluded income-producing row crop ground, small pond, and a large block of timber. FSA indicates 19.9 tillable acres.



PRESENTED BY:

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