



# Crawford County Missouri Land iAuction - Miller Farm

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

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



**BIDDING ENDS WEDNESDAY, NOVEMBER 30<sup>TH</sup> AT 10:00 AM**  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)

## PROPERTY ADDRESS:

2573 Old Springfield Rd.  
Cuba, MO 65453

**ACRES:** 287±

**COUNTY:** Crawford

## AUCTION DETAILS:

**Property Preview Saturday, November 19th 11AM to 1PM.**

287± flat to gently rolling acres offered in 5 tracts outside Cuba, Missouri! Currently a working cattle ranch w/ good fencing, water & woods! Brush Creek runs through the heart of the property providing year-round water for livestock and wildlife! An older 3-bedroom, brick ranch home, with good bones awaits your ideas for updating. A modern 7200 sq ft machine shop on the property includes 1200 sq ft living/working space with full bath, kitchen, and laundry facilities. Entire area has separate HVAC, hot water, and septic from the home. Also on the property are a modern chicken coop and multi-use barn ideal for pigs, goats or bottle fed calves. Outbuildings perfect for anyone running a contracting business or a great place to raise your own livestock & farm to table food! The home is currently occupied by a Ranch Hand & would make a great weekend home, caretakers' home or your home! An easy 1 hour and 15-minute drive from Chesterfield, MO & only 25 minutes from Rolla.

**Tract 1:** 9± flat to gently rolling acres of grass and woods including an older 3-bedroom, brick ranch home, a modern 7200 sq ft machine shop which includes 1200 sq ft living/working space with full bath, kitchen and laundry facilities.



## PRESENTED BY:

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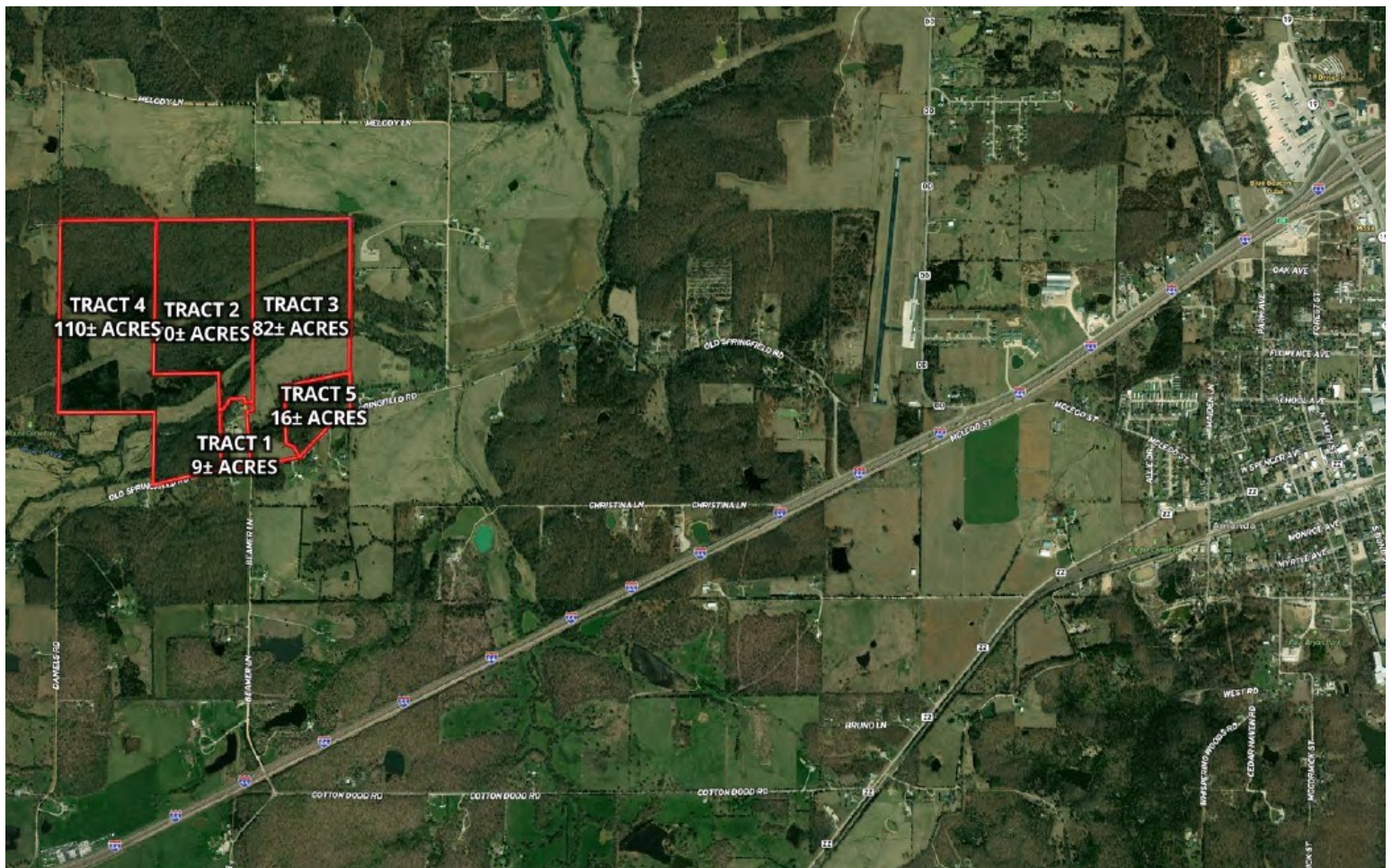
Entire area has separate HVAC, hot water, and septic from the home. Also on this tract are a modern chicken coop and multi-use barn ideal for pigs, goats or bottle fed calves.

**Tract 2:** 70± flat to gently rolling acres of hardwoods and cedars with some open areas prime for food plots and Brush Creek. Excellent hunting and Recreational Therapy!

**Tract 3:** 82± flat to gently rolling acres of hardwoods and approximately 24 acres of grassland with a small pond and Brush Creek. Excellent hunting and Recreational Therapy!

**Tract 4:** 110± flat to gently rolling acres of hardwoods, cedars, and approximately 26 acres of grassland and open areas with Brush Creek. Great homesites along Old Springfield Road. Excellent hunting and Recreational Therapy!

**Tract 5:** 16± flat to gently rolling acres consisting mostly of mature hardwoods. Great homesites along Old Springfield Road. Great small wooded tract with hunting and recreation.



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.