



MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

189 ACRE RECREATIONAL AND HUNTING PROPERTY!!

Cedar Hollow Road, Fletcher, MO 63030

Washington County



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



**WASHINGTON CO. LAND AUCTION
ONLINE ONLY AUCTION
AUCTION BEGINS Feb 26, 2025 @ 10 AM
AUCTION ENDS March 5, 2025 @ 6 PM**

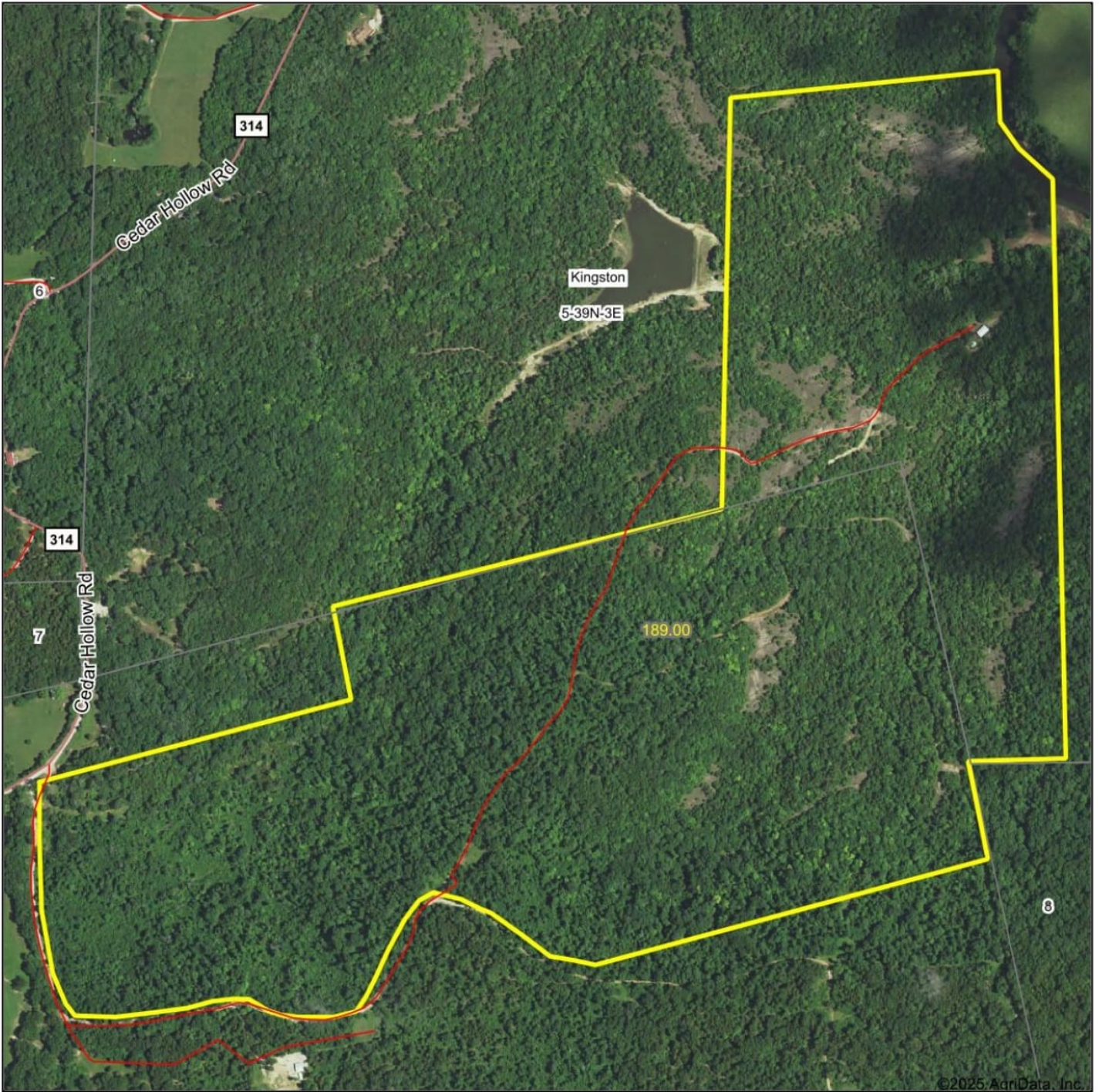
DESCRIPTION: Washington County, Missouri boasts breathtaking scenery that rivals the best in the state. The topography near the St. Louis metro area is characterized by heavily timbered ridges, creek bottoms, and dramatic drop offs, making it truly incredible. This breathtaking 189-acre parcel is a hidden gem, perfect for a secluded recreational retreat. The farm, though nestled in the countryside, is easily reachable, only a few hundred yards from the paved road. On the property, there's a trail system on the ridge tops specifically for trucks or ATV's. The farm offers abundant opportunities for deer and turkey hunting, with a vibrant hardwood backdrop that comes alive in spring and fall. The property features a small cabin and multiple areas suitable for building a residence or larger hunting lodge. If desired, the topography provides an ideal spot for a sizable lake.

AUCTION FORMAT: This sale will be conducted online only, with a soft close. If you need assistance with bidding, a Missouri Land and Farm representative will be available to help. Bidding opens on February 26, 2025, at 8 AM and closes on March 5, 2025, at 6 PM. During the soft close, any bid received within the last two minutes will extend the auction by an additional two minutes until all bids cease.

REAL ESTATE TERMS: A 5% buyer's premium will be added to the final bid to arrive at the purchase price. What you bid (Bid Price) x (5% Buyers Premium) = Purchase Price. A 10% down escrow check is required on auction day, unless prior arrangements have been made, with the balance due at closing. Closing will be on or before April 9, 2025, unless prior arrangements have been made. Missouri Land and Farm LLC, and Sellers will not be held responsible for internet failures. Statements made leading up to auction day take precedence over all ads and printed material. Financing must be obtained prior to bidding. The farm sells subject to the seller's approval. Save the date and join us for another great auction.

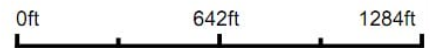
**MISSOURI LAND AND FARM LLC, AUCTIONS
DAVE ATKINSON, AUCTIONEER 660-788-3333**

Aerial Map



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Map Center: 38° 7' 54.26, -90° 43' 42.77



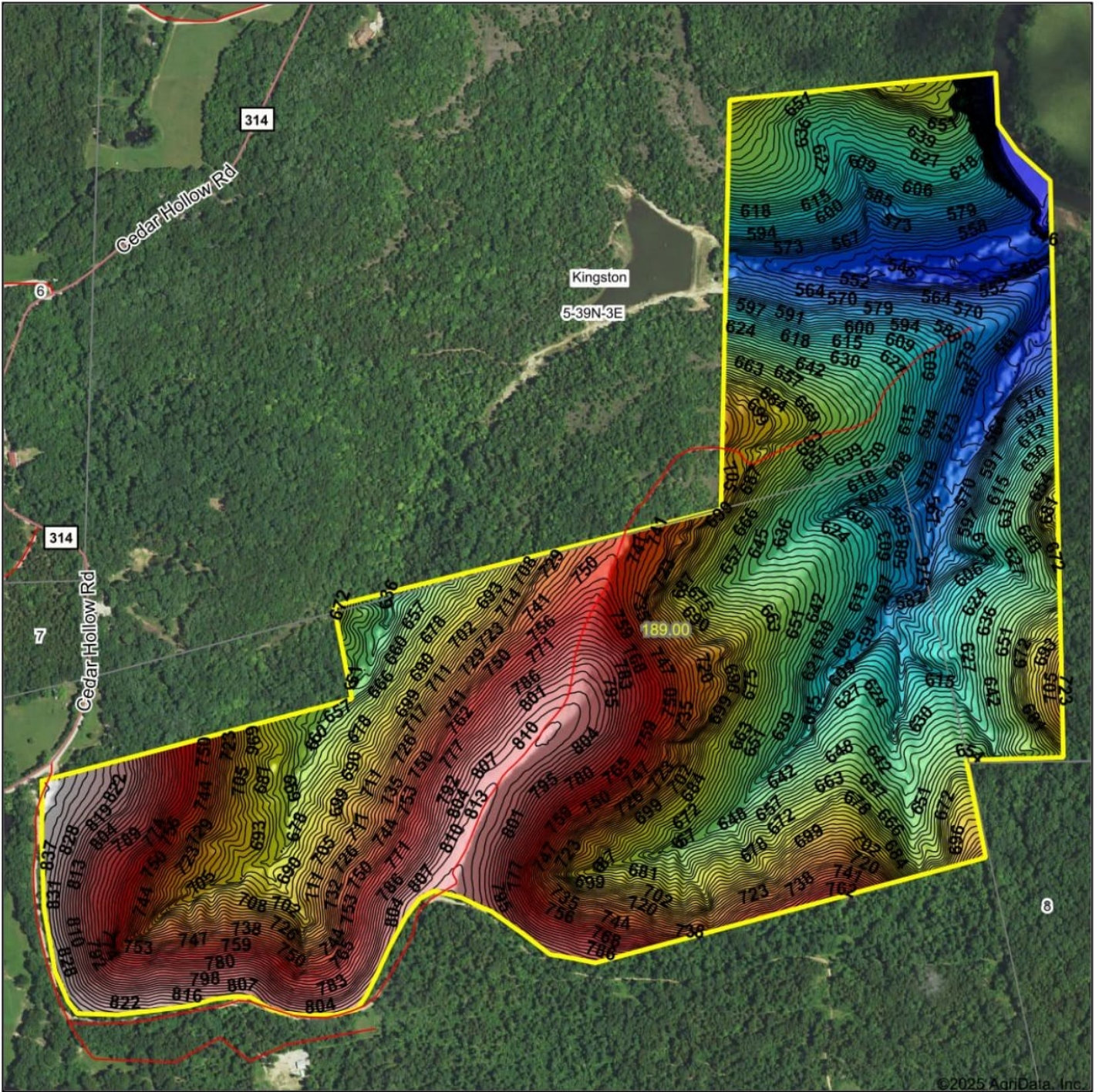
5-39N-3E
Washington County
Missouri



Maps Provided By:
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2/4/2025

Topography Hillshade



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 530.1
 Max: 841.2
 Range: 311.1
 Average: 680.7
 Standard Deviation: 75.89 ft

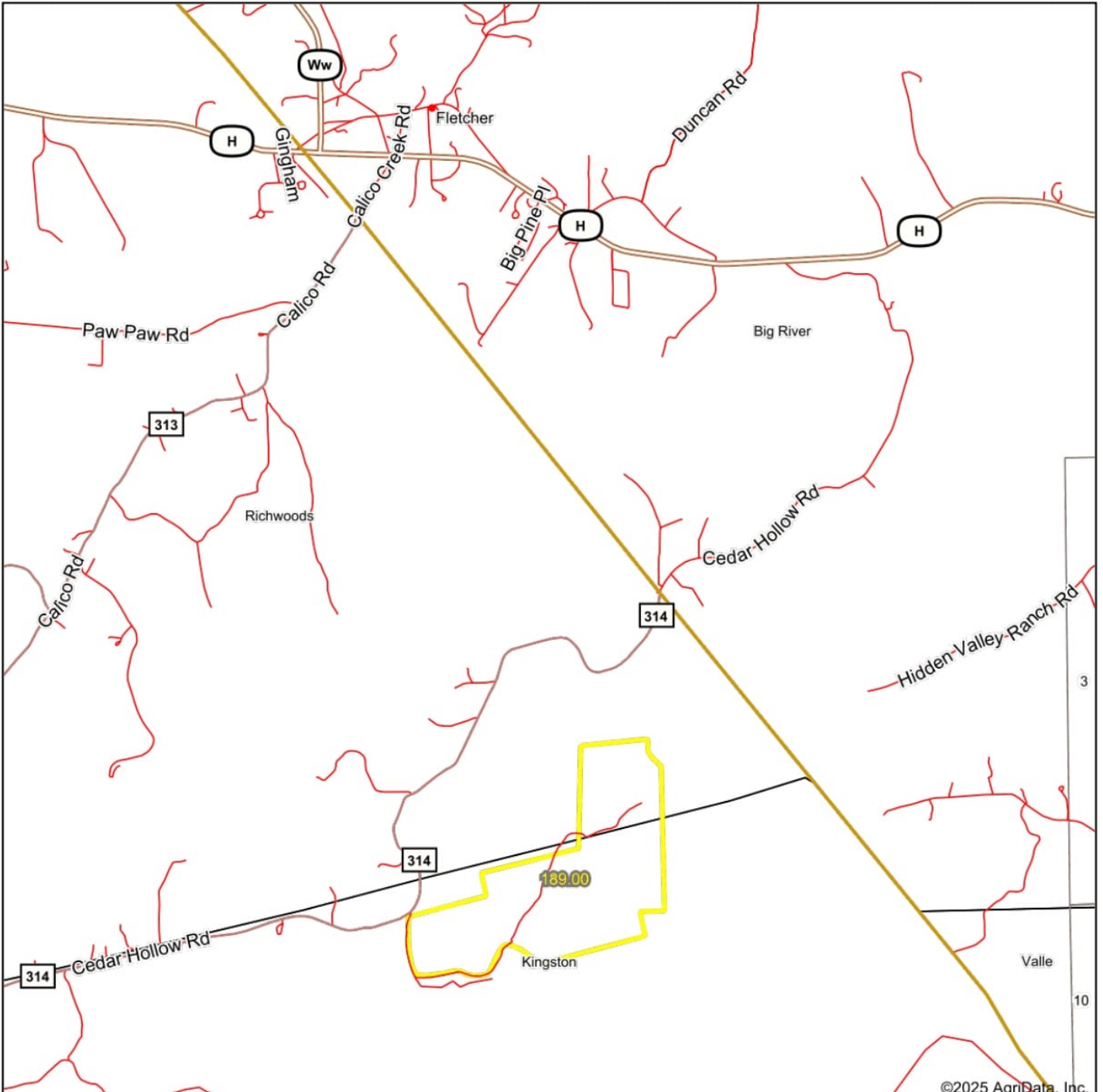


5-39N-3E
Washington County
Missouri

Boundary Center: 38° 7' 54.26, -90° 43' 42.77

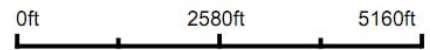
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Overview Map



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Map Center: 38° 8' 44.72, -90° 43' 38.28



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