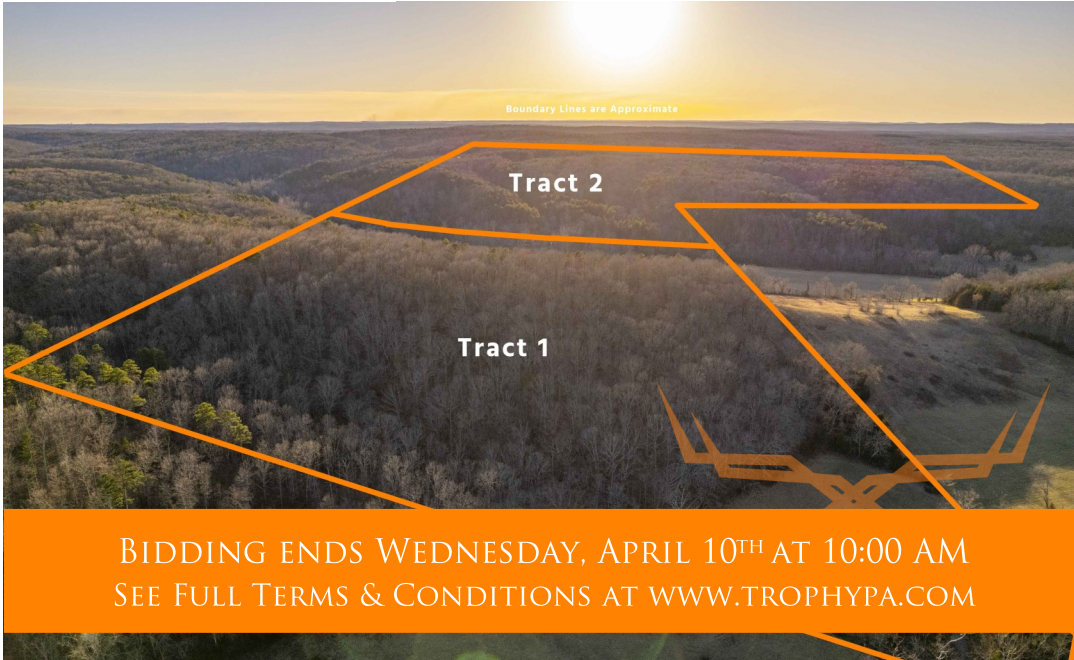




Washington County Missouri Land for Sale at iAuction - Moll Property

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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



PROPERTY ADDRESS:

00 Clubb Creek Rd
Potosi, MO 63664

ACRES: 160.83

COUNTY: Washington

AUCTION DETAILS:

160.83 acres in Washington County, MO being sold at iAuction in two tracts. This property is jam packed full of features and benefits. Crystal clear Cubb Creek runs through the property. This spring fed creek runs year-round and is absolutely beautiful. It even has watercress for your enjoyment! The timber on the property is impressive to say the least. The forest is full of mature white oak, red oak, and giant pine trees. There is a timber opening on the ridge that would make a great food plot. It also has a small watering hole that has attracted some great trail cam pics over the years to include deer, bear and wild hogs! There are also plenty of wild turkey on the property. Your neighbor to the south and the west is the National Forest, which means you will have access to thousands of additional acres for your enjoyment. There is an old farmhouse on the property that has electric, but no water or plumbing. It could be a great deer camp, or if you decide to raze the house you will be left with a fantastic homesite that sits alongside Cubb Creek. A 160+/- acre tract with this much diversity is a rare find!

Tract 1: 55.47 acres with mature woods, Cubb Creek, open areas, and electricity.

Tract 2: 105.36 acres along Cubb Creek Road. Mature woods, Cubb Creek, open areas, watering hole, older farmhouse, and electricity.



PRESENTED BY:

PHIL BROWN

Broker/Partner

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- Cubb Creek runs through both tracts.
- Mature timber to include white oak, black oak, and pine.
- Diversity of wildlife includes deer, turkey, bear, and wild hogs.
- Electric service on the property.
- Abandoned home on the property could be used for a hunting camp with electric already on site.
- Property borders National Forest providing access to thousands of additional acres for hunting and recreation.
- 36 miles from Park Hills, MO, 25 miles from Potosi, MO, and 100 miles from St. Louis, MO.



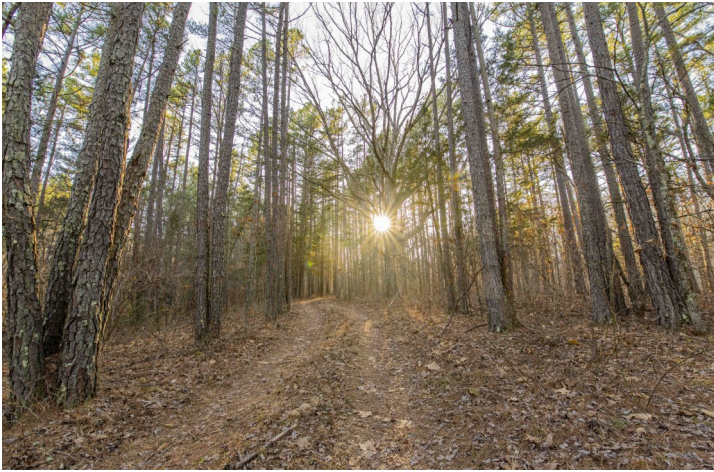
The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this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



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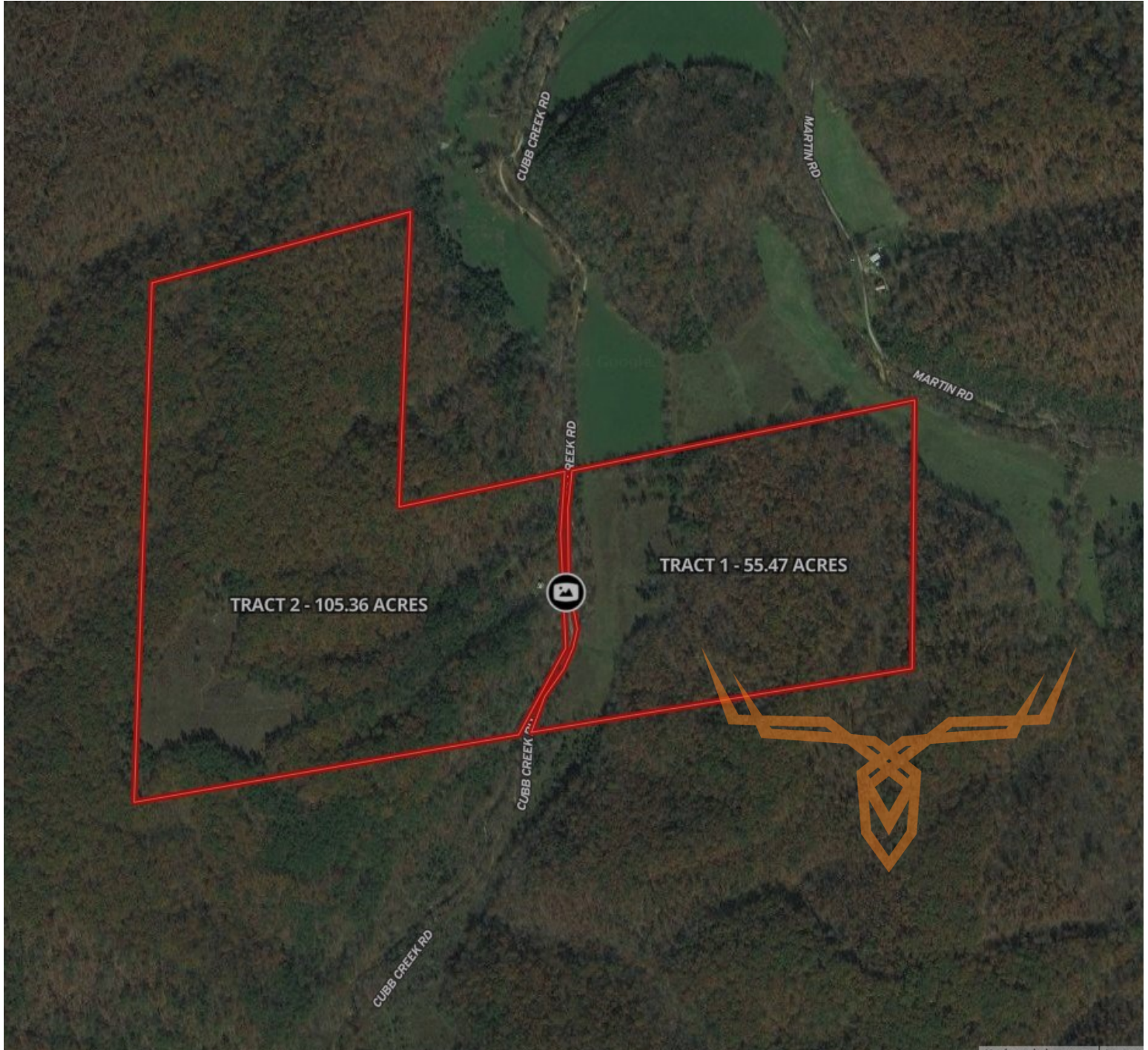
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