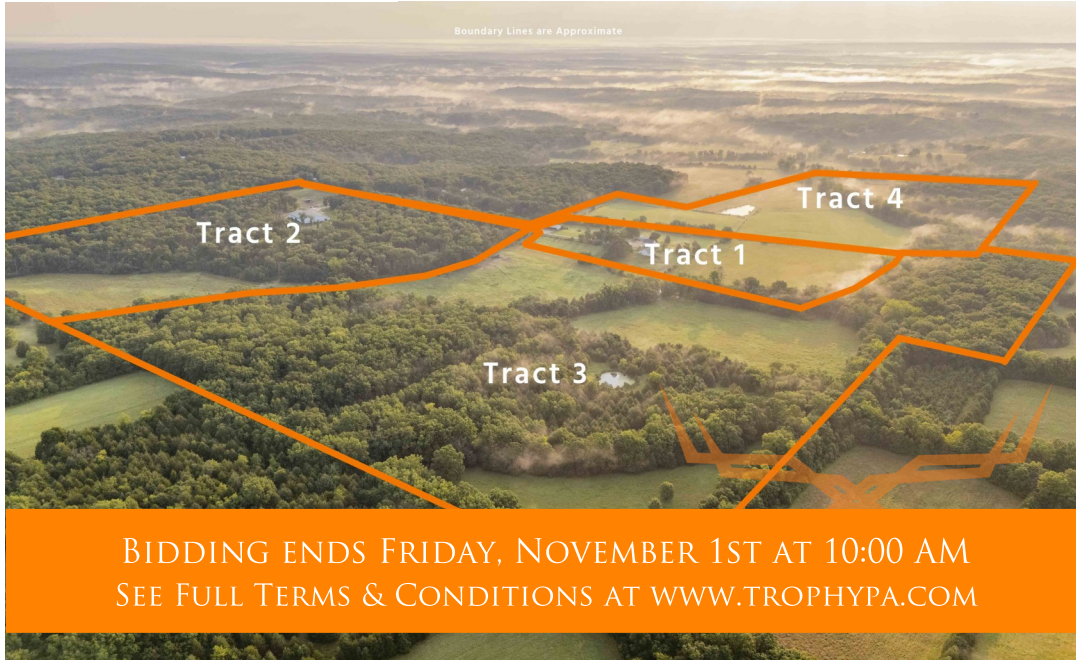




Franklin County Missouri Land for Sale at Auction - Jasper Farm

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



BIDDING ENDS FRIDAY, NOVEMBER 1ST AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

7770-7772 Anitoch Road
Gerald, MO 63037

ACRES: 181.94

COUNTY: Franklin

AUCTION DETAILS:

Open House Saturday, October 19th 11AM to 1PM.

These 181.94 surveyed acres offered in 4 tracts are located just 3 miles south of Gerald, MO. This private Equestrian Estate features a 4-bedroom, 2 full bath farmhouse, a 30x40 heated metal shop with a half bathroom, 40x36 machine shed, several historic barns and outbuildings, and a 100ft x 140ft horse facility complete with seven stalls, three tack rooms, a half bathroom, washout with floor drain, and an indoor riding arena. The property consists of several paddocks, open hay and pastureland, and a nice mix of mature woods throughout. Water features include 2 ponds, a wet weather creek and Opossum Creek runs across the southern part of the property. This farm is ready for horses or livestock and would be an ideal retreat for outdoor recreation. Several secluded fields that would be perfect food plot locations and the deer and turkey sign is abundant. The Jasper farm is approximately 26 miles southwest of Washington and close to an hour drive from the Chesterfield Valley. If you are looking for the nice horse property, a farm to call home, or an excellent hunting and recreation piece, come check out the Jasper Farm.

*The Jasper Farm is being offered at Auction with a Right of First Refusal attached. Please see the recorded Right of First Refusal in the Download section of the webpage. Call Eric Merchant for more information.

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Tract 1: 23.30 surveyed acres. The farmhouse features 3 bedrooms upstairs with an optional 4th bedroom on the main floor, 2 full bathrooms, a formal dining room, large kitchen and great room, main floor laundry and two fireplaces. Additional outbuildings include a 40x65 Machine Shed, 40x36 pole barn, 30x40 heated shop with a bathroom, several historic barns, and other outbuildings. South of the house and outbuildings is roughly 9 acres of fenced pasture. Opossum Creek runs along the southern boundary of the property. This farmstead would make a great primary residence or weekend retreat. Enjoy the scenic views and privacy of this awesome rural setting.

Tract 2: 41.36 surveyed acres featuring a 100ft x 140ft horse facility complete with seven stalls, three tack rooms, a half bathroom, washout with floor drain, and an indoor riding arena. This parcel consists of multiple turnouts, some fenced pasture and timber ground. ***Note a new well will be needed for water to the building and hydrants**** This property would be perfect for a horse operation, build site for your dream home, or hunting and recreation.

Tract 3: 60.42 surveyed acres. Great mix of woods and open, fenced pasture ground. There is a small pond and several secluded fields. Opossum creek runs across the southern end of the property. Excellent building sites for a new home, great hunting and recreation potential.

Tract 4: 56.86 surveyed acres consisting of gently rolling hay ground or pasture with a small lake on the property. Great home-site options overlooking the fields below along Opossum creek which runs through the parcel. Across Opossum creek are two more, secluded fields and a good block of timber, providing great opportunities for hunting and recreation.



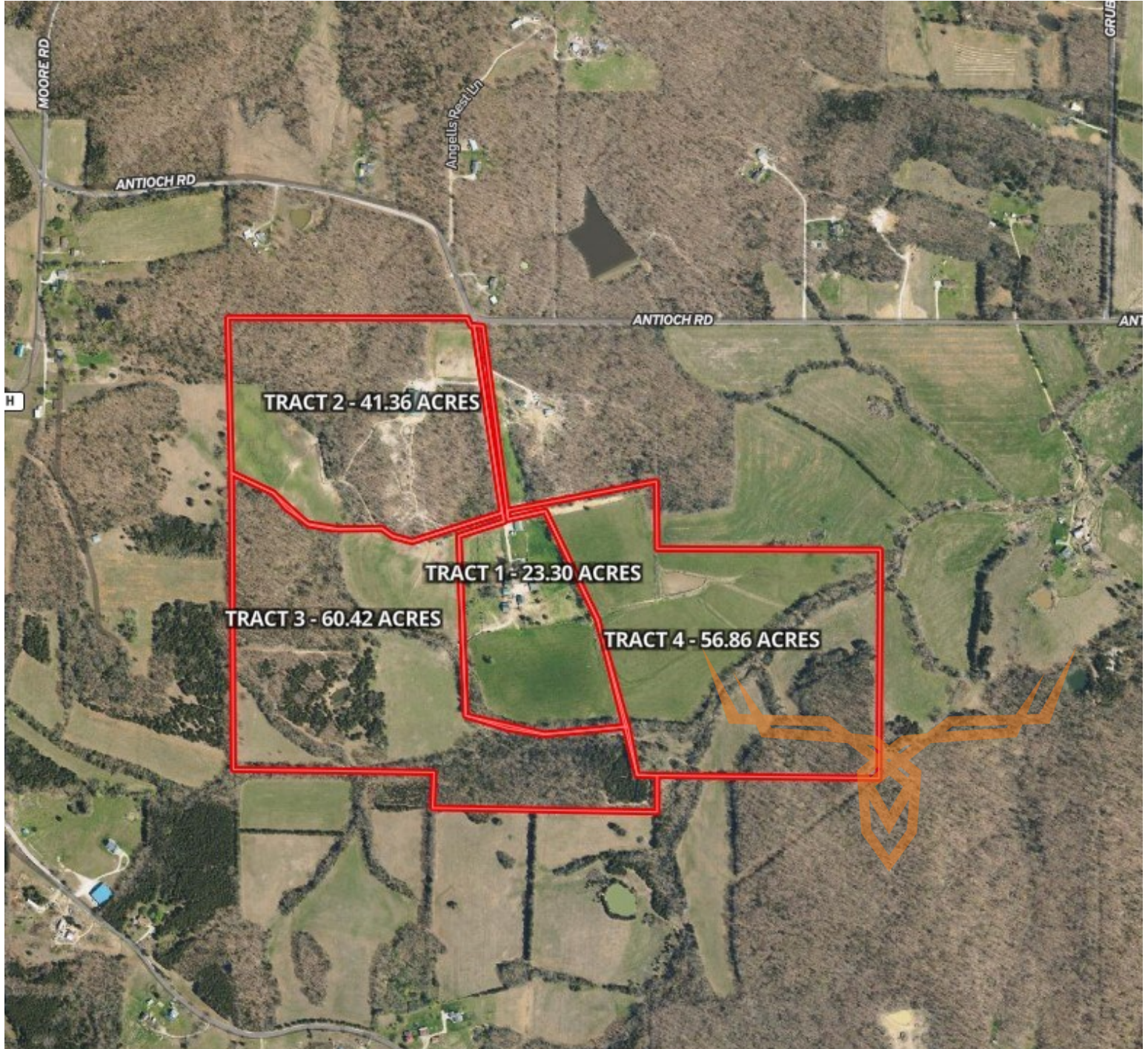
The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this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



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