

Montgomery County Missouri Land for Sale at Auction – 5 Of A Kind, LLC Farm

Open House Saturday, December 7th 11AM to 1PM.

Bidding Ends Wednesday, December 18th at 10AM.

Turn-key hunting and recreation farm less than an hour from Wentzville, situated on a secluded, dead-end road. This 45± acre tract is ready to go, with electric and county water connected and an established gated entrance. A 30x40 metal building and two nearly new shipping containers provide secure, ample storage for all your equipment. The property also includes a 2014 37' Open Range camper under a permanent covered structure, offering a comfortable setup for extended stays.

The property comes with a 65-horsepower LS 5056 four-wheel-drive tractor, with less than 375 hours, and a full set of implements—brush hog, 7-ft blade, tiller, three-point plow, grapple hook, cherry picker, and root remover—ensuring you're equipped for field work, trail maintenance, and food plots.

With gently rolling terrain and substantial cover, this land offers excellent habitat for deer and other wildlife, making it ideal for hunting or a private retreat. If you've been seeking a rural escape with everything in place, this property is ready for your enjoyment.

For more information, call or text **Eric Merchant (636) 251-5105** or **Mike Meagher (636) 251-4545**.

Auction Terms & Conditions

1. **PROCEDURE:** Bidding ends Wednesday, December 18, 2024, at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes.
2. **BUYERS PREMIUM:** 5% Buyer's Premium will be added to the final bid price to arrive at the contract sales price.
3. **ACCEPTANCE OF BID PRICES:** Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Thursday, December 19, 2024 (hand delivered, faxed, or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted, this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason.
4. **DOWN PAYMENT:** 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted.

5. BIDDING: Once submitted, a bid cannot be retracted.
6. CLOSING: Closing shall be on or before 3:00 PM., Thursday, January 23, 2025.
7. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any.
8. TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).
9. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title.
10. REAL ESTATE TAXES: The 2024 Real Estate taxes to be paid by the Sellers. The 2025 Real Estate taxes to be paid by the Buyers.
11. Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.
12. 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. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.