

Vernon County Missouri

Land for Sale at Auction - Trio Farms LLC

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

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



PROPERTY ADDRESS:

1473 E. Stockade Road
Deerfield, MO 64741

ACRES: 217±
COUNTY: Vernon

AUCTION DETAILS:

Property Preview Day Saturday, June 21st, 10AM to Noon.

An exceptional opportunity for hunters and land investors alike—this 217.04± acre premium turnkey hunting property sits right on the Kansas/Missouri state line in Vernon County, MO, offering unmatched access, abundant wildlife, and immediate ROI.

Key Features:

- **Ideal Non-Resident Opportunity:** Missouri offers 2 over-the-counter deer tags for non-residents, making this an easy-access hunting destination with incredible value.
- **Turn-key Hunting Setup:** Includes 3 Redneck 6x7 blinds, two 2,000 lb all-season protein-style feeders, and a 1,000 lb ASF spinner feeder—all perfectly positioned to take advantage of high-traffic wildlife corridors.
- **Deer Volume & Quality:** High deer density with a solid and improving age structure, ensuring long-term trophy potential and outstanding seasonal hunts.
- **Turkey Hunter's Dream:** Strong turkey numbers with the opportunity to tag 2 gobblers each spring—consistent action year after year.
- **Exceptional Access & Infrastructure:**
 - West access via 267th Road
 - North access from East Rebel Road
 - South access from Stockade Road



PRESENTED BY:

CODY CUTLER

Land Specialist

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Trophy Properties and Auction

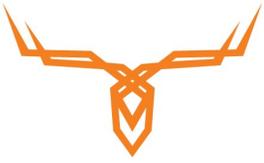
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- Interior road system is well-maintained for easy, all-season navigation.
- Large barn with partial concrete floor, rural water, and electric at the road.
- Water & Habitat Diversity:
 - A creek runs from the NW to the SE corner of the farm
 - 5 large ponds offer long-term water retention, critical during dry summer months
 - Established clover plots provide year-round forage and keep game close.

- Superior bedding has been established on interior of the property to become the ideal bedding for whitetail with food and water in nearly every direction.
- Income-Producing Acres: Approx. 65–70 acres of tillable ground under a multi-year lease with escalated cash rents provides immediate return on your investment.

This farm offers the full package—top-end hunting, excellent access, established food sources, water, and income potential. Whether you're a serious whitetail hunter, a turkey fanatic, or an investor seeking both recreation and ROI, this property is ready to deliver.

