

AUCTION: LIVE AND ONLINE AT
RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/9/2021

AUCTION TIME: 5:30 PM

AUCTION LOCATION:

TIEVOLI HILLS RESORT | 25795 HWY N
 CLARKSVILLE, MO 63336

2,350 AC± | 10 TRACTS | PIKE CO, MO

- Approximately 2350 total acres
- Nearly 700 acres tillable
- Over 100 acres in grass and hay
- Multiple ponds
- 3 large stocked ponds of 67 acres, 20 acres, and 7 acres
- Being offered in 10 tracts ranging from 27 acres to 722 acres
- Incredible views from multiple parts of the property
- Dozens of great building spots
- Several breathtaking views that would be ideal to build a home or lodge
- Mature hardwood timber with good trails to get around
- Incredible trophy whitetail genetics with fantastic age structure
- First time being offered to the public in decades
- Short drives from St Louis and Hannibal, MO
- Located ¾ mile west of the Mississippi River
- Great deer, turkey, waterfowl hunting
- Multiple points of access with blacktop and gravel road frontage

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.



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LAND AUCTION



2,350 AC± | 10 TRACTS | PIKE CO, MO

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A ONCE IN A GENERATION OPPORTUNITY. That is the best way to describe this sale of this legendary property. Approximately 2350 acres of the former Holcim/STRW property will be offered for the first time in a generation by public auction. Anyone who has driven through Eastern Pike Co, MO on Route 79 or Route N has been fascinated by and had a desire to farm, hunt, fish or own a piece of this incredibly diverse property. We are pleased to be offering this property in 10 tracts ranging from 27 to 722 acres. This is one of the most desirable and diverse properties on the market today and will have something for everyone.

The property boasts nearly 700 acres of productive tillable land, 100 plus acres of grass/hay, multiple stocked ponds, 2 large lakes of 67 and 17 acres, large hardwood tracts with a trail system and rugged timbered draws. This auction has tracts that will appeal to investors, farmers, trophy whitetail hunters, waterfowl hunters, fisherman, and outdoorsmen. There are endless opportunities for scenic building sites for those wishing to build a lodge, home or cabin away from their busy lives.

Over the last several years there has been nearly zero hunting pressure and thanks to the incredible genetics found in the Mississippi River valley these tracts can be consistent producers of monster world class whitetails.

The tillable acres consist of mainly Winfield Silt Loam and Wakenda Silt Loam Soils, 2-5% slopes with average NCCPI ratings from 75 to 88.



TRACT 1: 322+/- ACRES

- 34 acres tillable/30 in grass and hay fields that can be tillable or food plots
- Balance in mixed hardwood timber
- Access from the south
- Trails through the mature hardwood ridges and valleys
- Incredible hunting
- Scenic building sites
- Multiple smaller ponds



TRACT 2: 27 +/- ACRES

- 9.75 acres in grass/hay, 17 acres mixed hardwood timber
- Balance mature timber
- Great building site
- Access from the North from County Road 243



TRACT 3: 722 +/- ACRES

- Larger hardwood tract
- Centerpiece is the 17+/- acre stocked pond in a picturesque setting
- Tillable and grass/hay fields.
- Multiple smaller ponds
- Super secluded
- Access from North and south
- Incredible deer and turkey hunting



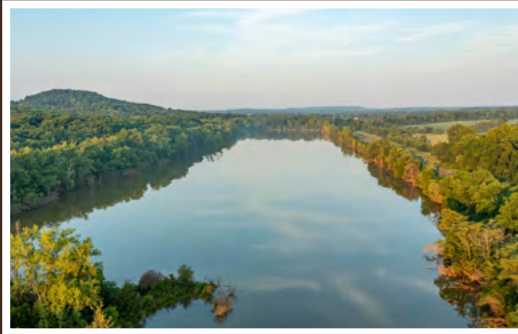
TRACT 4: 143 +/- ACRES

- 64 acres tillable, balance in mixed hardwood timber
- Average NCCPI 74.2
- Belknap Silt Loam, Winfield Silt Lam, Menfro Silt Loam soils
- Great combination farm
- Great access from State Rt N and a good internal trail system
- Calumet Creek runs thru the middle



TRACT 5: 244 +/- ACRES

- 81 acres tillable, balance in mixed hardwood timber
- Average NCCPI 76.1
- Belknap Silt Loam, Winfield Silt Lam, Menfro Silt Loam soils
- Great combination farm
- Great access from State Rt N, County Rd 234 and a good internal trail system
- Calumet Creek runs thru the middle



TRACT 6: 278 +/- ACRES

- 67-acre lake that is over 100 ft deep and nearly 3/4 mile long
- Additional 7 +/- acre lake
- Great hunting
- Great building sites
- Great access from State Rt N, County Rd 234 and a good internal trail system
- Calumet Creek runs thru the middle



TRACT 7: 149 +/- ACRES

- 115 +/- acres tillable
- Average NCCPI 85
- Winfield Silt Loam and Wakenda Silt Loam soils
- Great access from State Rt N
- Older home, shed and pond



TRACT 8: 232 +/- ACRES

- 167+/- acres tillable
- Average NCCPI 84.1
- Winfield Silt Loam, Wakenda Silt Loam, Tice Silt Loam and Menfro Silt Loam soils
- Great access from State Rt N, County Rd 244 and a good internal trail system
- Old home site and multiple outbuildings
- Large well maintained Morton Building
- Several ponds



TRACT 9: 117 +/- ACRES

- 112+/- acres tillable
- Average NCCPI 85.4
- Wakenda Silt Loam, Belknap Silt Loam and Winfield Silt Loam soils
- Great access from State Rt N, County Rd 244 on 3 sides



TRACT 10: 115 +/- ACRES

- 96+/- acres tillable
- Average NCCPI 85.9
- Winfield Silt Loam, Wakenda Silt Loam and Menfro Silt Loam soils
- County Rd 244 access
- Great building sites

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