

176+/- Acre Puxico Farm Auction
22993 County Road 291
Puxico, MO 63960

\$1
176± Acres
Stoddard County



176+/- Acre Puxico Farm Auction
Puxico, MO / Stoddard County

SUMMARY

Address

22993 County Road 291

City, State Zip

Puxico, MO 63960

County

Stoddard County

Type

Farms, Residential Property

Latitude / Longitude

36.94874 / -90.173753

Dwelling Square Feet

2,350

Bedrooms / Bathrooms

5 / 1

Acreage

176

Price

\$1



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PROPERTY DESCRIPTION

This scenic 176± acre farm is located just outside the city limits of Puxico, Missouri, and offers a rare blend of productive farmland, recreational appeal, and development potential. The property consists of approximately 115 acres of tillable, 37 acres of pasture, and 24 acres of wooded acreage that is excellent habitat for deer and turkeys.

Improvements include a grain bin, portable tool shed, 4-bay tractor/implement shed, poultry house, shallow pond, and fencing throughout. A beautiful 2-story farmhouse, built in 1910, offers approximately 2,350 square feet with five bedrooms, 1.5 baths, a half unfinished basement, and a spacious front porch overlooking the farm. The house has been incredibly well taken care of, and features several updates while still preserving its historic charm.

Located just one mile from Monopoly Marsh at Mingo National Wildlife Refuge and near Duck Creek Conservation Area, the property lies within a major waterfowl migration corridor, and is a stones throw from some of the most vital waterfowl habitat in southern Missouri. There is an existing duck hole in the southwest corner of the property with potential to expand it into an even bigger waterfowl unit.

With county road frontage on three sides, the property is extremely accessible and well-suited for future residential development. Additionally, a cell tower on the property provides monthly income, while electric, water, sewer, and propane are onsite.

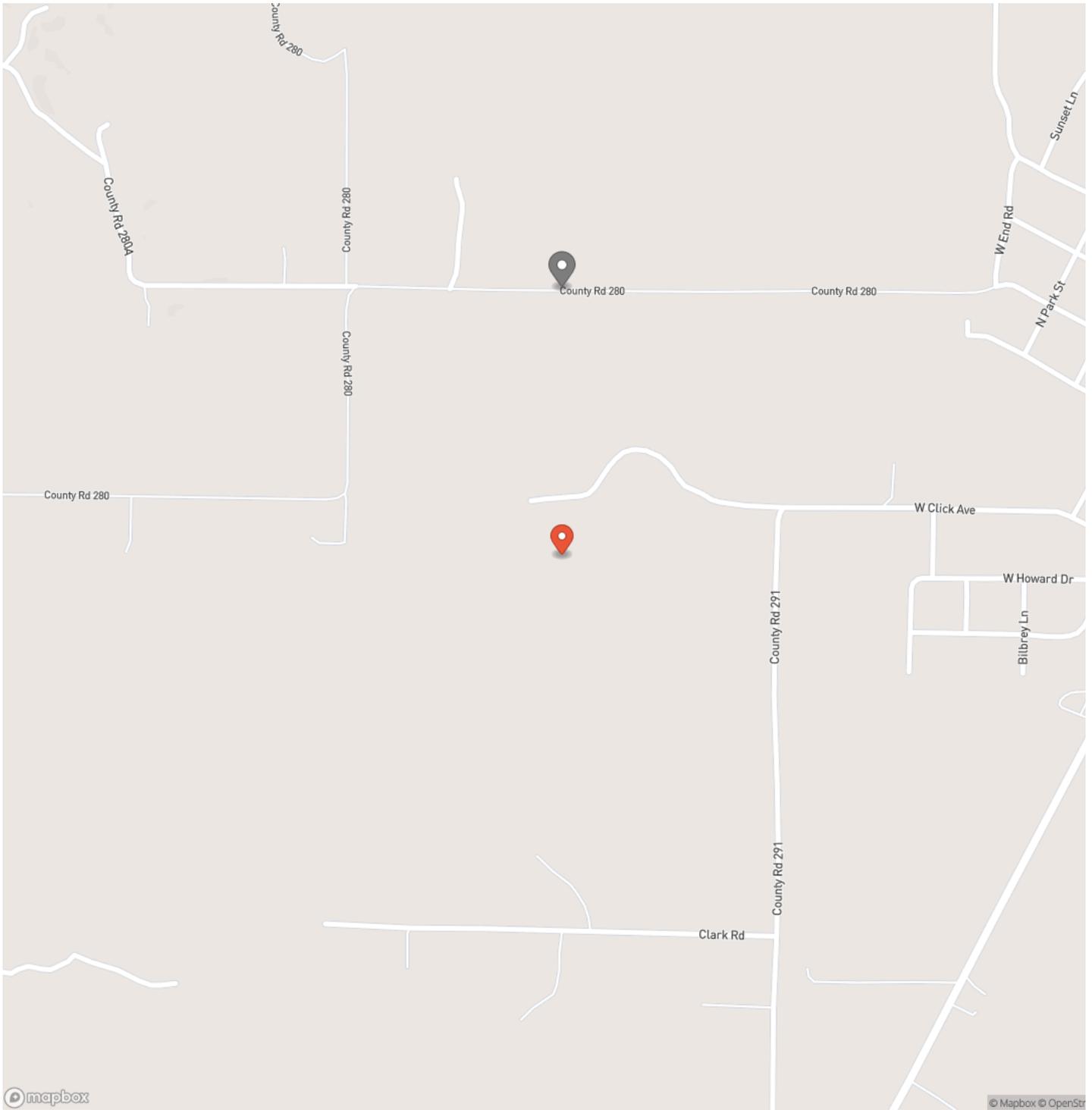
This versatile property will be offered at auction online March 13th at 4 pm, and will end March 14th at 4 pm. Very few tracts presents such an exceptional opportunity for farming, recreation, and development- don't miss out!

Contact Landon Carlton with Mossy Oak Properties for further details.

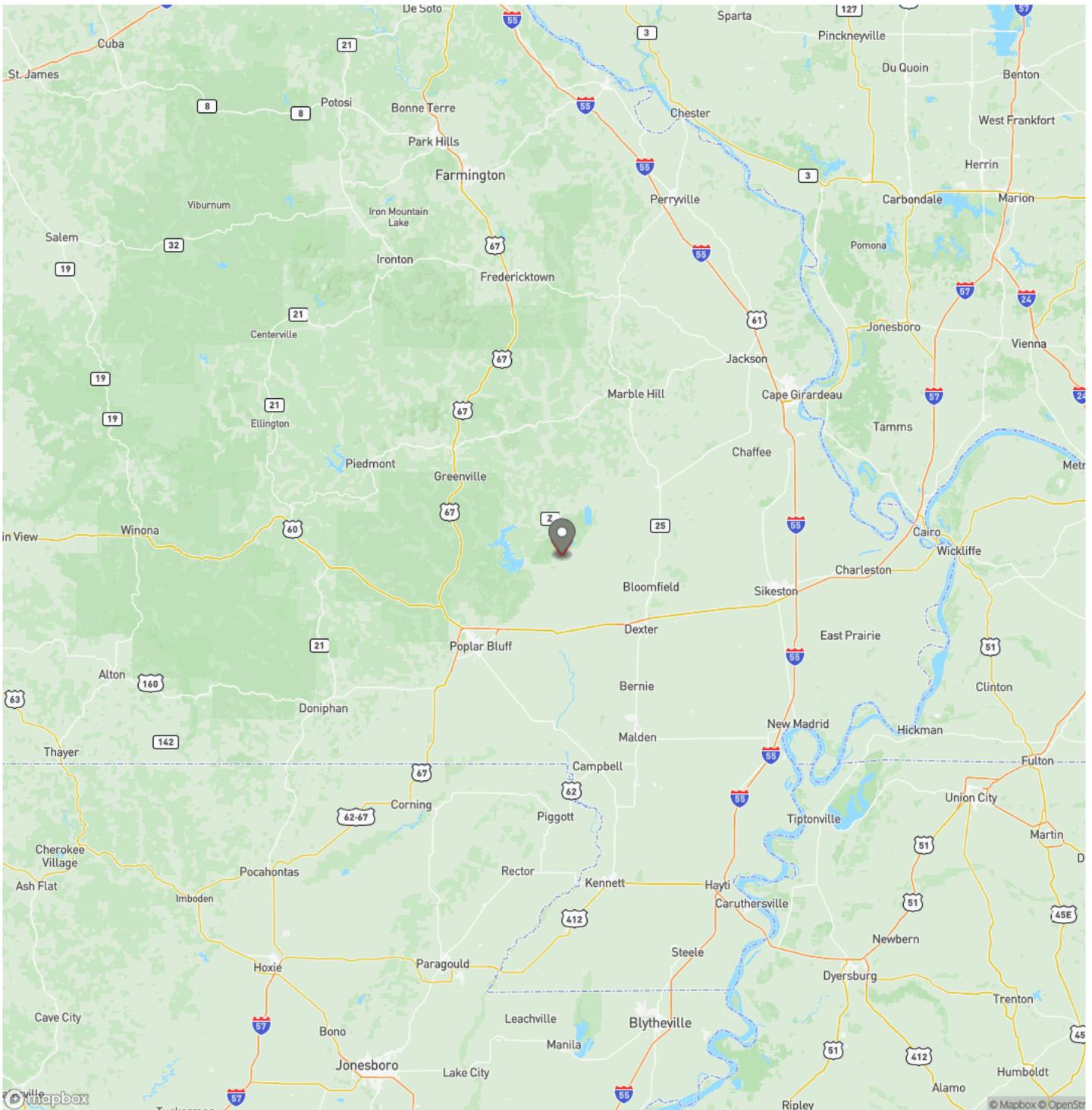
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Please familiarize yourself with the terms and conditions as all sales are final and irrevocable. SELLER RESERVES RIGHT TO REJECT FINAL AND HIGHEST BID. The terms of sale are non-negotiable. Good luck and good bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract. Do not bid until you have read the terms and conditions. By bidding you are representing that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card or paddle number and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS". Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures. Bidding will begin on March 13th at 4 pm and will end March 14th at 4pm with a soft close.

The sale of this property will be subject to a 5% Buyer's Premium, which will be added to the high bid and included in the total purchase price. Immediately following an accepted bid, the winner will be emailed a contract to purchase reflecting the total purchase price. This contract must be signed and returned within 24 hours of the close of the auction. The seller reserves the right to accept or reject the final bid. Upon an accepted bid, buyer will be required to put down \$10,000 in earnest money. Earnest money will be held in escrow by Mossy Oak Properties Mozark Realty.

Title work will be split 50/50 between buyer and seller, and the property will close on or before April 20th. Buyer will take possession at closing.

The information contained within is believed to be accurate but seller and Auction Company do not warrant any information contained within the description. All lines on maps are approximate and buyers should verify the information. All sale day announcements will take precedence over any prior advertising or announcements.



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