

IRON COUNTY, MISSOURI

LAND AUCTION



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

MARCH
27
10:00 AM

257.32± ACRES

OFFERED AS 1 TRACT

AUCTION LOCATION:
4263 COUNTY ROAD 1
STEELVILLE, MISSOURI

AUCTION WEBSITE



BORDERS MARK TWAIN NATIONAL FOREST

Kelly Johnston | 314.412.2288 | wmgauction.com



257.32± ACRES

Sec 32-35N-1W

This property presents a good investment opportunity, bordering 16,000+ acres of Mark Twain National Forest, offering strong wildlife and recreation potential, and featuring a 4,200 sq ft metal shop.

Auction Date: Friday, March 27th, 2026, at 10 AM

Location of Auction: On Site, in the building

Address: 4263 County Road 1, Steelville, MO 65566

Location of Land: Located near the Mark Twain National Forest

Directions: From Courtois Rd/Lower Goodwater Rd or Highway Z

(all same Rd) go West on County Rd 1 to property on the left.

Preview Day: March 8th, 12pm-3pm

Selling Multiplier: 257.32 Acres

Taxes: \$375 Annually (Estimated)

Zoning: Ag/Residential

School District: Iron County C-4 School District

Property Highlights:

- Borders 16,000+ acres of Mark Twain National Forest
- 38 open pasture acres (currently producing hay)
- Timbered balance with mature hardwoods & pine
- Multiple build sites with sweeping valley views
- 4,200± sq ft metal shop: concrete floors, electric, septic, nearby well, lean-to
- Natural springs + wet-weather creek flowing to Courtois Creek
- Strong wildlife/recreation potential (hunting, hiking, horseback riding)

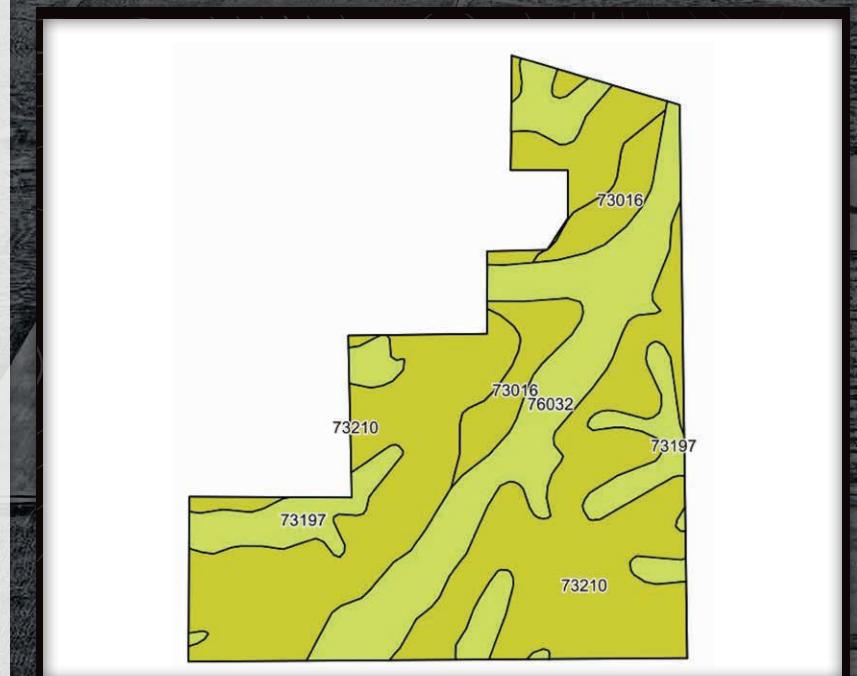
Property Notes:

A house is located on the property; however, it is not livable and is considered to have no contributory value. Buyer may choose to remove the structure at their discretion.

Water Access: Creek

Wildlife: Small Game, Turkey, Whitetail Deer, Other

Recreation: Bird Watching, Hunting, Other



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	*n NCCPI
73210	Goss very cobbly silt loam, 15 to 50 percent slopes, extremely stony	146.08	56.8%		Vls	9
76032	Midco gravelly loam, 1 to 3 percent slopes, frequently flooded	53.20	20.7%		Illw	59
73197	Viburnum silt loam, 3 to 8 percent slopes	37.64	14.6%		Illw	57
73016	Viraton silt loam, 3 to 8 percent slopes	20.40	7.9%		Illw	48

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Weighted Average 4.70 *n29.5



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TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 1 tract of land, selling to the highest bidder.

Survey: At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Fences: All existing fences, if any, are conveyed in their present condition. The Seller will not repair, replace, or upgrade any fencing prior to closing. Some tract or boundary lines may not have fencing in place; if new fencing is desired, all installation and associated costs shall be the Buyer's responsibility after closing. Fence locations are approximate and not guaranteed to match property boundaries.

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: The real estate taxes will be prorated to the day of closing.

Contract and Title: Immediately upon the conclusion of the bidding, the high bidder(s) will enter into a real estate contract and the earnest money will be deposited in the Real Estate Trust Account of Hillsboro Title Company. The Seller will provide a clear title at their expense.

The seller reserves the right to reject any and all bids.

Earnest Payment: Earnest money in the amount of ten (10%) percent of the contract price shall be due with the acceptance of the offer. The payment may be in the form of a cashier's check, personal check, company check, or wired funds. Earnest money will be deposited in the Trust Account of Hillsboro Title Company (416 East Springfield Rd., Sullivan, MO 63080).

Closing: The sale closing is on May 8th, 2026, or such other date agreed to by both parties. Certified funds will be required at the time of closing for the remaining balance of the purchase. The balance shall be paid in the form of certified funds upon closing. Closing will be done by Hillsboro Title Company.

Possession: Possession will be granted at closing, or such other date agreed to by both parties, subject to the current farm lease.

Agency: Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction. Whitaker Marketing Group acts as the Auctioneer and Auction Company. Bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Notice: All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. All sales are presumed to be made by the individual judgment of the purchaser. All property is sold on an "As is- Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. Seller reserves the right to reject any and all bids. Any announcements made auction day by the auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the auctioneer. All decisions of the auctioneer are final.

Online Bidding: Please visit our website to register for online bidding.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line auction-related technologies, Whitaker Marketing Group reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Whitaker Marketing Group shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Whitaker Marketing Group.

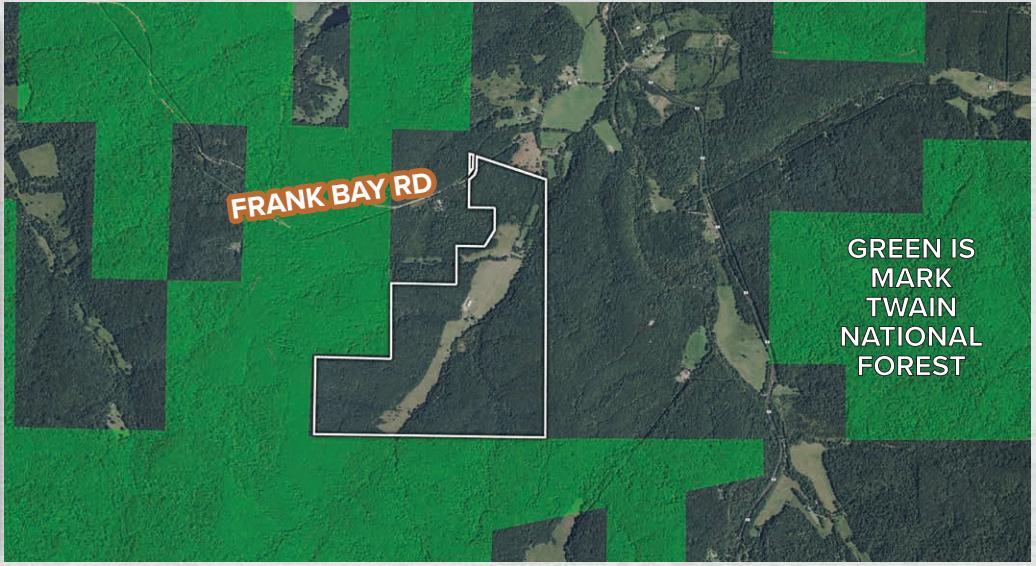
Seller(s): Kerry Lee Revocable Trust



**Kelly
Johnston**

WHITAKER MARKETING GROUP
BROKER/REAL ESTATE AGENT

314.412.2288



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