

Sale Name: Jefferson County MO 57.61+- Acres / Hunting Wooded Timber Home Sites / MO93A

LOT 1 - TRACT 1



BUY-A-FARM
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ONLINE LAND AUCTION
JEFFERSON CO MO 57.61+- ACRES

WOODED & OPEN - WHITETAIL HUNTING - HOME SITES
INFO & BIDDING @ www.buyafarm.com
PROPERTY INSPECTION: Sat, April 6, 11AM to 2PM
PROPERTY ADDRESS: xxx NN Rd, Catawissa MO
Questions? Call Or Text Auctioneer Wayne Keller — 618-407-1679

TERMS: 10% DOWN, MO AUCTIONEER WAYNE KELLER, COMPLETE TERMS, MAPS, BIDDING, ETC. ON BUYAFARM.COM.

BIDDING CLOSES
WED, APRIL 17
8PM CST
NO BUYER'S PREMIUM

ONLINE AUCTION
JEFFERSON COUNTY APRIL 17 & 18
57.61 AC
10% DOWN & CASH REQUIRED
INSPECTION SAT APRIL 6
ALL INFORMATION GOES TO
BUYER OF BUYAFARM.COM
CALL OR TEXT 618-407-1679
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Description

Click Link for a [360 Panoramic View](#) of the Property

57.61 acres of open and wooded along County Road NN, Catawissa MO. There are 16+- acres of open land and the balance is wooded. Plenty of frontage on Hwy NN and less than 5 minutes from two Missouri parks/conservation areas, Don Robinson State Park and LaBarque Creek Conservation Area.

The cropland has laid idle for the past two or three years. I understand that it was in soybeans before that. It has not grown up much and would be easily converted back to cropland.

While taking pictures as I come around the row of cedar trees, I noticed 8 or 10 whitetail run into the woods; but it was too late for me to get my camera out. Lot of

deer trails on this property. Great home sites with open land for livestock or horses and hunting...

Note: **Davies Lane at the North end of the property is a private road and cannot be used for access to this property.** The lane on NN Road and home near the South end is not part of the property. The access is the frontage on NN Road.

- Taxes: \$83.05 (paid 2023)
- Parcel #06-3.0-07.0-0-000-014
- Zoning - LR2
- [FSA, Soil, Topo Maps & Documents](#)

Directions:

Address: xxx NN Road, Catawissa MO (watch for signs)

From Pacific MO (10 minutes): Head South on State Hwy F/S 1st St (turns into Hwy O). At 4 miles turn left onto Hwy NN. At .7 miles NN turns left again. Go 2.8 miles to the property. Watch for signs.

Property is 8 minutes from Catawissa, 40 minutes from Arnold, 25 minutes from Hillsboro, 30 minutes from Fenton, 27 minutes from Union or 60 minutes from St. Louis.

Quantity: 1



<https://www.buyafarm.land/>