

# ONLINE ONLY AUCTION

## Trophy Country- 7 Parcels

Start: November 6, 2023 - 10:00am (CST)

End: November 8, 2023 - 2:00pm (CST)



HAYDEN  OUTDOORS®



## Activities & Amenities

ATV/Off Road  
Auction  
Cattle/Ranch  
Conservation Easement  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Food Plots  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/Varmint,  
Small Game, Turkey & Waterfowl  
Income Producing  
Outbuilding/Barn/Shed/Shop  
Outfitting/Guide Service  
Pond/Lake  
Recreational Business  
Stream/River  
Timber  
Water Access  
Water View  
Waterfront  
Wooded

## Land Details

Address: 3244 County Road 1290,  
Huntsville, Missouri 65259, USA  
Closest Town: Macon  
Total Acres: 2,291.00  
Deeded Acres: 2,291.00  
Zoning: AGRICULTURAL (NEC)  
Mineral Rights will transfer.  
Elevation: 850  
Source of lot size: Survey

## Auction Details

Auction Type: Online  
Starting Bid: \$3,000  
Auction acre increments: \$25/acre  
Cascading Close: 5 Minutes in-between parcel closings  
Auction Start Date: 11/6/2023 - 10:00 am  
Auction End Date: 11/8/2023 - 2:00 pm  
Auction Location: Online Only,  
Huntsville, MO

To register for on-line bidding, go to  
[www.haydenoutdoors.com/land-for-sale/  
trophy-country-auction-7-parcels/](http://www.haydenoutdoors.com/land-for-sale/trophy-country-auction-7-parcels/)



# ONLINE ONLY AUCTION

## Trophy Country- 7 Parcels

TOTAL ACRES:

2,291.00

COUNTY:

Randolph County

CLOSEST TOWN:

Macon, MO

*Presented by*



### Allen Treadwell

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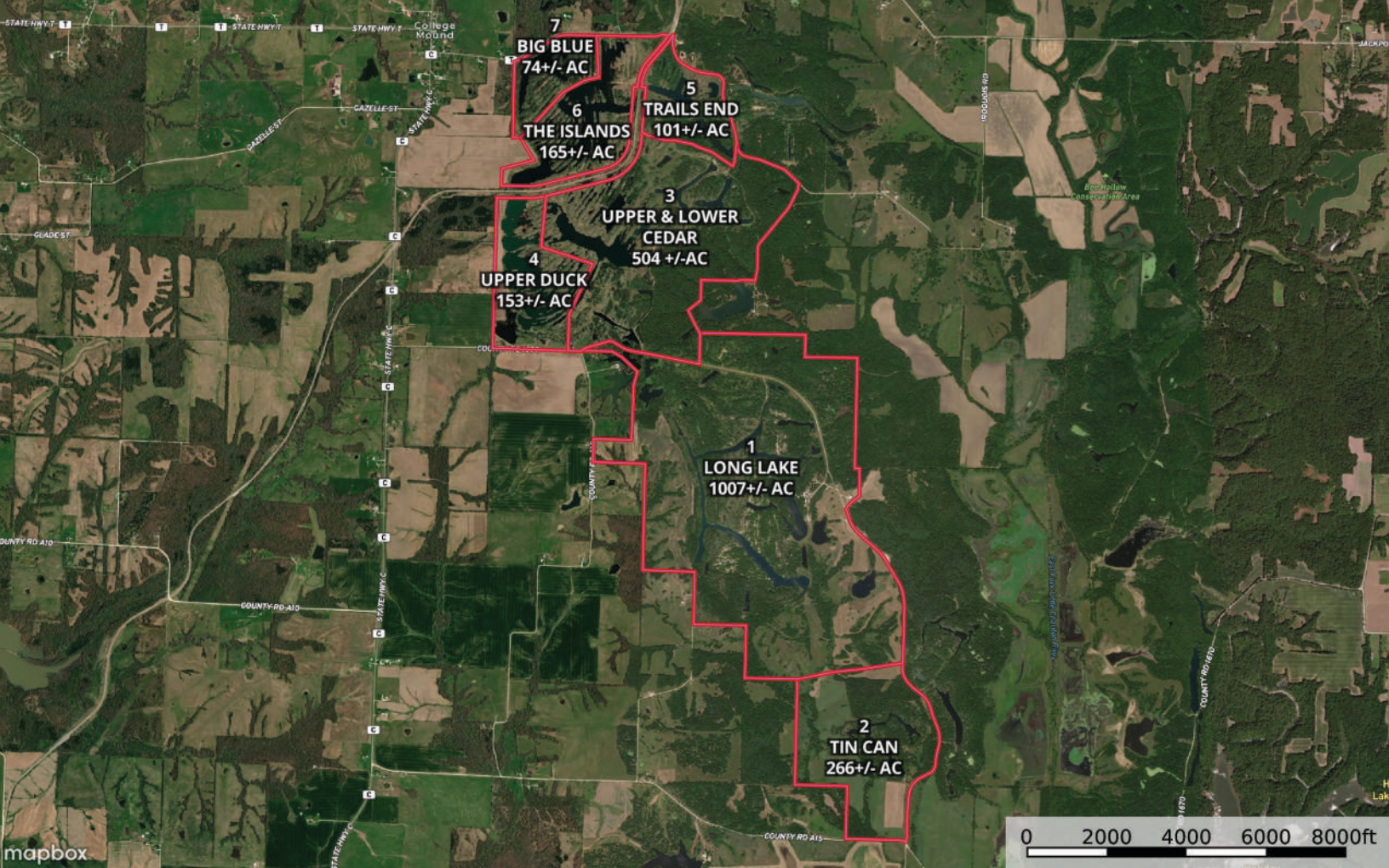
📞 417.252.1463



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details:







## Property Summary

Trophy Country, the well-known hunting, fishing, and recreational property will sell at a 3-day online auction November 6th-8th featuring seven parcels ranging from 74 acres to 1,007 acres. Located just north of Moberly, Missouri, in the heart of big deer country and directly underneath the Mississippi flyway. Decades ago, much of the property was mined for coal – creating beautiful topography, incredible wildlife habitat and an outdoor paradise.

## Land

Trophy Country has been surveyed into seven tracts that will be sold at auction November 6-8, 2023. Tract descriptions are on the next pages.



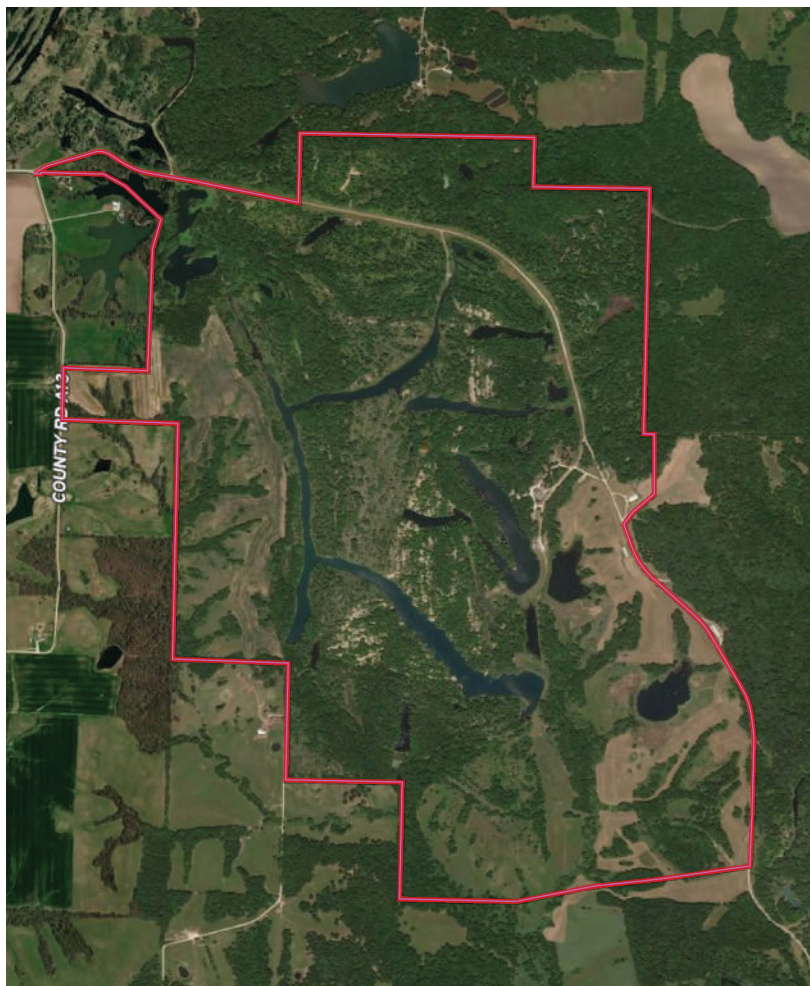


# Long Lake - Tract 1

TOTAL ACRES:  
1,007.00 +/-

## Long Lake (1007+/- Acres)

Long Lake is 1007+/- acres and the heart of the Trophy Country property. Long Lake has numerous lakes that provide incredible fishing, land-producing world-class hunting, and improvements and amenities. Multiple hayfields offer income; some could easily be put into food plots.





# Tin Can - Tract 2

TOTAL ACRES:  
266.00 +/-

## **Tin Can (266+/- Acres)**

The Tin Can Tract is 266+/- acres and boasts a beautiful fishing lake known for premier crappie. Tin Can also offers incredible hunting opportunities and has a small tillable field on the south end.





# Upper & Lower Cedar - Tract 3

TOTAL ACRES:  
504.00 +/-

## Upper & Lower Cedar (504+/- Acres)

Upper & Lower Cedar is 504+/- acres that are home to trophy bass fishing and first-class hunting! Upper and Lower Cedar offers some of the most incredible build sites and exceptional views.





# Upper Duck - Tract 4

TOTAL ACRES:  
153.00 +/-

## Upper Duck (153+/- Acres)

Upper Duck consists of 153+/- acres, bringing significant opportunities to the modest-sized tract. A nice-sized tillable field could be harvested or left as an incredible food source for wildlife, and the lakes offer premier fishing. The deer hunting on this tract is as good as it gets. The large amount of water is home to incredible fishing and duck hunting!





# Trails End - Tract 5

TOTAL ACRES:  
101.00 +/-

## Trails End (101+/- Acres)

Trails End is 101+/- acres that offers excellent access and has incredible privacy. The multiple lakes provide excellent fishing, and this tract is known for its fantastic deer hunting. Trails End tract has it all, with private lakes and excellent hunting. Access off the county road would make this a tremendous homesite.



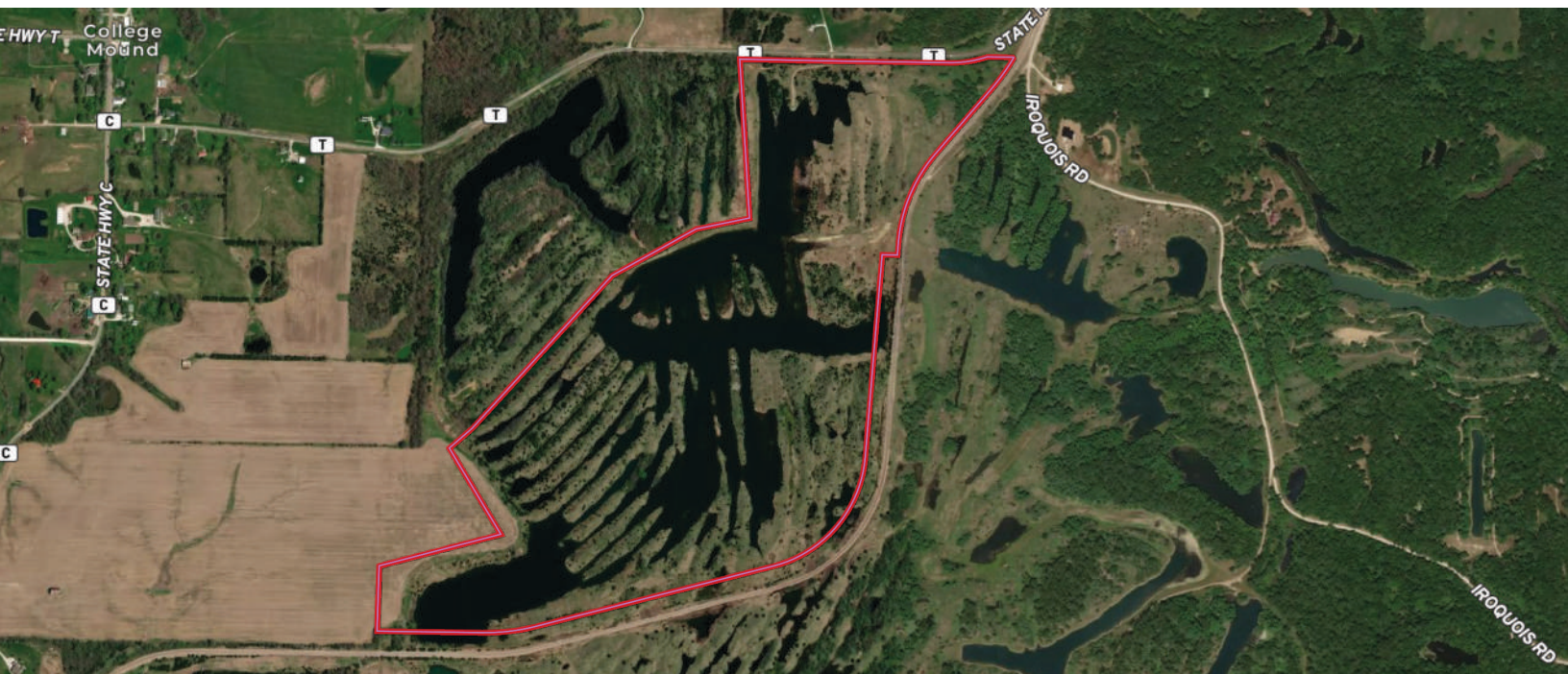


# The Islands - Tract 6

TOTAL ACRES:  
165.00 +/-

## The Islands (165+/- Acres)

The Islands is 165+/- acres that create an exceptional recreational property. Existing blinds offer top-notch waterfowl hunting, and the lakes contain trophy bass. This tract has paved road frontage and is nearly 50% water, making it a fisherman's paradise.



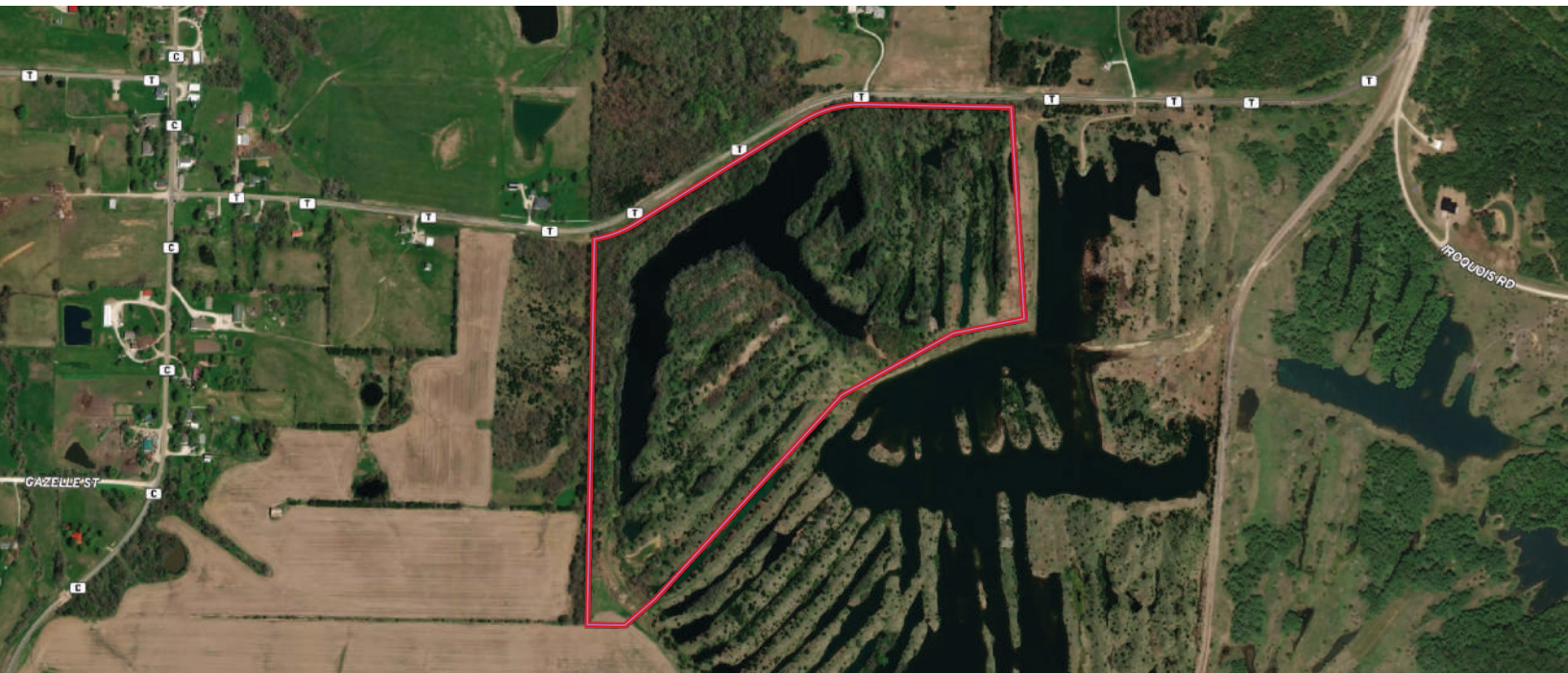


# Big Blue - Tract 7

TOTAL ACRES:  
74.00 +/-

## Big Blue (74+/- Acres)

Big Blue is one of the most renowned fishing lakes in the Midwest. This 74+/- acres is home to a fantastic lake said to be over 90 feet deep that is home to excellent bass fishing. Big Blue is one of the most famous pits on the Trophy Country property and is easily accessible by paved road.







## Improvements

The auction tract Long Lake is 1007+/- acres and has the infrastructure and improvements within. The hunting lodge has a commercial kitchen, conference rooms, and plenty of open space inside the over 10,000 square feet building, and it also boasts fiber optic internet. Several other structures provide lodging and the ability to sleep over 50 people comfortably. Three large outbuildings are used for workshops, storage, and equipment sheds. Overlooking one of the beautiful stocked lakes is a 2-bedroom, 2-bath Manager's Quarters with a detached garage.

## Recreation

Recreation at Trophy Country is world-class! Known for its history of successful hunting of trophy deer, turkey, and waterfowl, this land is a sportsman's paradise.

These tracts consist of multiple lakes that have been stocked and conscientiously managed to make these lakes a world-class fishery. Species caught in the various lakes include largemouth bass, crappie, smallmouth bass, pike, perch, and catfish.

The large whitetail deer population on the ranch has been under strict management practices for nearly 30 years. It has produced many Boone and Crockett whitetails harvested, with a handful reaching over the magical 200-inch mark. Dozens of box blinds are already in prime locations and hunt-ready. Springtime in the Missouri woods can be summed up with gobbling turkeys and morel mushrooms. Despite the declining Turkey numbers across the Midwest, Trophy Country's management program has made this acreage an exception to that trend. It is currently home to a booming population of Eastern Wild Turkeys. The fertile ground is also the perfect habitat for morel mushrooms in large quantities! With several hundred acres of levy-controlled wetlands, the East and Northwest portions of the ranch offer some of the finest duck habitat possible. Tens of thousands of ducks and geese make use of this incredible habitat every year. The property also consists of a small amount of high-producing tillable ground and several hundred acres of high-quality hay ground.







## Region & Climate

Missouri offers a wide variety of outdoor activities and amenities. Lake life is a beloved area past time, and Mark Twain Lake is approximately an hour's drive, and Lake of the Ozarks is about a 2-hour drive.

The climate is warm and temperate. On average, this area experiences 194 sunny days per year and some precipitation of 98 days yearly. The annual rainfall is approximately 42 inches, 4 inches above the national average. However, the snowfall average is below the national average, with 15 inches annually.

July is the hottest month, with an average high temperature of approximately 87, ranking it cooler than most places in Missouri. The most pleasant months of the year are September, May, and June.

## Location

Just 3 hours from Kansas City, St. Louis, Des Moines, Omaha Nebraska – 1 hour north of Columbia, Missouri.







# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

### **Hayden Outdoors, LLC**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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