

# LAND AUCTION



**8.59 AC± | 1 TRACT | GRUNDY CO, MO**

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 10/2/25 **AUCTION TIME:** 1 PM CT

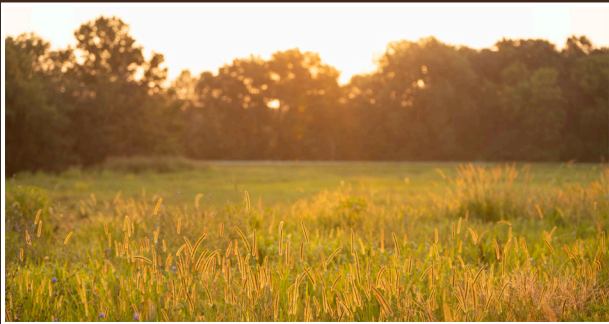
**AUCTION HELD AT:** ON-SITE, 1601 PARK LANE DRIVE, TRENTON, MO 64683

**CALL UTECHT LAND TEAM FOR A SCHEDULED VIEWING**

Commercial zoned tract featuring multi-purpose industrial buildings and road frontage on three sides. Your business venture is sure to benefit from this location. With Highway 65 frontage at approximately 538 ft, East 6th Street at 997 ft and Park Lane Drive at 468 ft, there will be approximately 2003 feet of road frontage. The structures include a 24x34.6 modular home, a 20x120 storage unit building, a 90x75 metal building and a 75.6x161 metal building.

This property is business-ready with phase 3 electricity on site. City utilities include water and sewer.

The virtually flat land will allow for simple expansion and easy access regardless of your business plan.



**Deeded Acres:** 8.59± Acres  
**Taxes:** \$6289  
**Lease Status:** Open Tenancy  
**Possession:** At closing  
**Survey Needed?:** No survey needed  
**Brief Legal:** 8.59± acres Pt SE ¼ S16 T61N R24W  
Grundy Co, MO  
**PIDs:** 110516040200300, 110516040200400,  
110516040200200  
**Lat/Lon:** 40.0812 -93.5984  
**Zip Code:** 64683

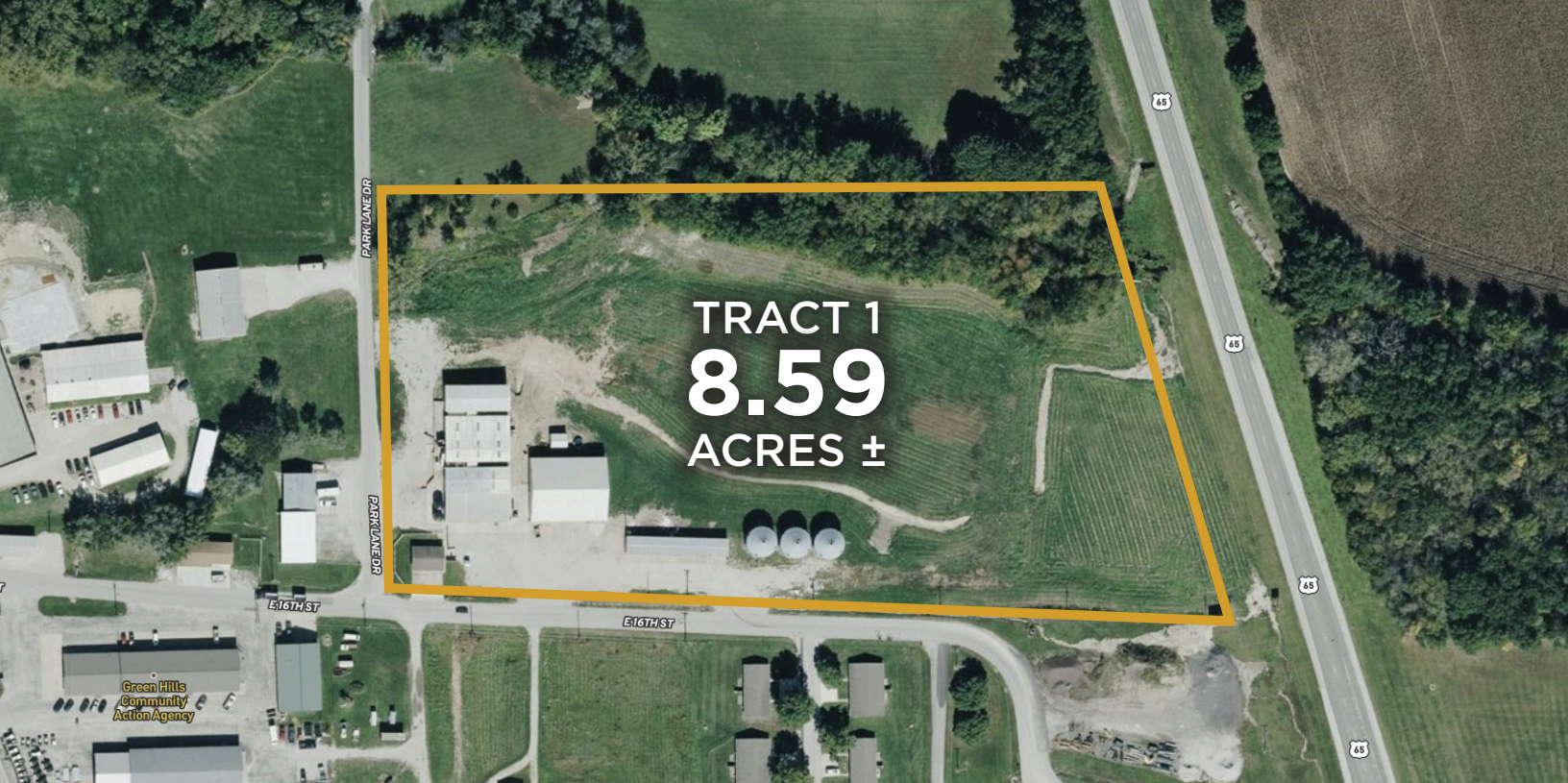
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

UTECHT LAND TEAM: 417.234.7654 | [mike.harris@whitetailproperties.com](mailto:mike.harris@whitetailproperties.com)

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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Brian W. Utecht, MO Land Specialist for Whitetail Properties Real Estate, LLC 417.766.5595 | Cody Lowderman, MO Auctioneer License, 11037



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