

LAND AUCTION



174.34 AC± | 10 TRACTS | GREENE CO, MO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/8/23 | **AUCTION TIME:** 1:00 PM

AUCTION LOCATION: SOARING EAGLE FARM EVENT CENTER
1865 S BERKSHIRE, SPRINGFIELD, MO 65809

Dr. Jeffery Gower is thrilled to offer this Rare Springfield transitional land opportunity. Rare Springfield transitional land opportunity: 174.34 acres with excellent access. Property is located on East Sunshine and Farm Road 199 and Farm Road 142 for 1.80 miles of black top frontage. This is one of the last properties to develop in the area. Will make great home, multi-use or development property. Located on a four-way corner with traffic counts around 40,000 ± cars daily. Very gentle rolling terrain. Prime location with a blank slate for development opportunities. Remember, buy land, they're not making it anymore.



TRACT 1: 20 ± ACRES

20+/- acres transitional land opportunity with excellent access. Property is located on East Sunshine and Farm Road 199 for .34 mile of black top frontage. (588+/- ft on Sunshine Street, 1084+/- ft on Farm Rd 199) 1.7 miles to the city limits of Springfield MO. 95% open.



TRACT 2: 20 ± ACRES

20+/- acres transitional land opportunity with excellent access. Property is located on East Sunshine Street with just over .10 mile road frontage. Very gentle terrain, 1.8 miles to the city limits of Springfield MO. 75% open.



TRACT 3: 30 ± ACRES

30+/- acres transitional land opportunity with excellent access. Property is located on Farm Rd 199 with 2/10 mile +/- paved road frontage(995'+/-). Very gentle rolling terrain.



TRACT 4: 10 ± ACRES

10+/- acres transitional land opportunity with excellent access. Located on Farm Rd 199 with 330+/- feet of paved road frontage. 90% open.



TRACT 5: 12.5 ± ACRES

12.5+/- acres transitional land opportunity with paved county road access on County Rd 199 and County Rd 142 totaling approximately .25 mile frontage(1300' +/-) Gentle slope to the south. 99% open.



TRACT 6: 18.1 ± ACRES

18.1+/- acres transitional land opportunity with over 470' of paved frontage on County Rd 142. Gentle rolling terrain dotted with large trees. Excellent building sites.



TRACT 7: 25.6 ± ACRES

25.6+/- acres development land opportunity with 630+/- ft of paved road frontage on County Rd 199. The existing entrance to this tract lays 1/3 of a mile off Sunshine Street, Highway D, and 2 miles to the city limits of Springfield MO. Gentle rise from the street to a nice flat ridge on top. The north end of the ridge falls to the west creating concealed building sites. Approximately 60% open land. Spring fed pond near the west boundary line.



TRACT 8: 15.5 ± ACRES

15.5+/- acres transitional land opportunity with 480+/- ft of paved road frontage along County Rd 199. 2 miles from the eastern city limits of Springfield MO. Gradual rise from the street to the west boundary. 95% open land.



TRACT 9: 11.6 ± ACRES

11.6+/- acres of land with a home and 10 stall horse barn. Private well and septic system. This gentle sloping land is divided into several horse paddocks with water to each one. Only 3 minutes to dining, shopping or working in the city of Springfield. Shown prior to auction date by appointment only.



TRACT 10: 13.7 ± ACRES

13.7+/- acres transitional land opportunity with just under 1/4 mile of Sunshine Street frontage and 410 ft frontage along County Rd 199. Gentle slope from the road frontage to the northern boundary. 80% open land. 1.45 miles from the eastern city limits of Springfield MO.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (C000001603) | Jefferson Kirk Gilbert, Missouri Broker License # 2015034232 | Joe Gzdic, Director, Ranch & Farm Auctions, 217.299.0332
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