

Luxury Country Retreat with Panoramic Views, Sunset Vistas & Exceptional Improvements – 1,607± Acres offered in 12 Tracts

Washington County Missouri Land and Home for Sale at Auction – Washton Ranch

Open House Saturday, February 21st 9AM to 1PM.

Bidding Ends Wednesday, March 4th at 10AM.

Opportunities of this caliber rarely come to market through public auction. Perched in a commanding natural setting with breathtaking long-range views, this exceptional estate delivers a rare blend of refined comfort, elite sporting infrastructure, and functional improvements — all wrapped in a landscape where sunsets stretch for miles and the horizon feels endless.

This property has been professionally managed to attract, hold, and sustain wildlife, centered around the three pillars of habitat success: food, cover, and water. The result is a truly premier recreational environment featuring more than 35 water holes, ponds, and lakes across the property.

Hunters will appreciate the 30+ established hunting blinds and stands, all of which convey with the sale. Every wooden stand has been newly built or rebuilt within the past five years, providing safe, comfortable, and strategic hunting access throughout the property. Whether your vision is a private family retreat, an elite hunting headquarters, or a long-term land investment with enduring appeal, this offering truly checks every box.

For more information, call or text **Phil Brown (314) 753-7444**

Tract 1: 8± Acres-Home & Improvements

The Residence: Crafted Comfort Meets Timeless Style - Built in 2001, this impressive 2,650 ± square-foot, 1½-story residence rests on a full basement and has been meticulously maintained in excellent condition. The exterior showcases attractive stone veneer, durable shingle roofing, and a covered wraparound porch that invites you to slow down and take in the surrounding beauty.

The undeniable showpiece is the back porch. Sitting at an elevation of approximately 1,180 feet, the home overlooks a sweeping valley and the Mark Twain National Forest, offering uninterrupted visibility for miles. Incredible sunsets regularly paint the sky, creating a daily backdrop that feels more like a painting than a residence — morning coffee and evening beverages become rituals rather than routines.

Inside, hardwood floors flow throughout, complemented by quality trim and finishes. The kitchen features custom wood cabinetry and generous workspace, paired with a large utility

room and full bathroom. The great room commands attention with soaring two-story vaulted ceilings and a dramatic stone fireplace — an ideal gathering space for family, guests, or hunting camp crews after a productive day outdoors.

The main level offers three bedrooms and three full bathrooms, including a private en-suite. Upstairs, a spacious half-story loft provides additional sleeping or flex space, perfect for overflow accommodations, children, or guests.

A full unfinished basement offers outstanding future expansion potential and houses dual HVAC systems, two water heaters, and a water treatment and softener system, delivering efficiency, reliability, and long-term value.

Additional site improvements include underground electric service, private well, septic system, buried propane tank, back-up generator, mature landscaping, and irrigation system, making the residence exceptionally turnkey and well equipped.

Turnkey Offering: All furniture conveys with the home except one chest of drawers in the great room, a cedar trunk at the foot of the bed in the middle bedroom, the hat rack inside the front door, and the Carolina Kettle cast iron fire pit and cover. Patio furniture conveys.

Garage & Utility Improvements: Built for Toys, Tools & Tomorrow - Connected to the home by a large, covered breezeway is a substantial 36' x 24' two-bay garage with concrete floors and covered walkways on three sides — providing convenient year-round access and excellent storage for vehicles, ATVs, UTVs, and equipment.

A second detached 30' x 36' garage (built in 2010) mirrors the quality and construction of the primary garage and includes a man door and covered porches on two sides. Both garages are fully wired with electric and lighting, making them ideal for workshops, gear storage, hobby space, or future customization.

These improvements dramatically elevate the property's versatility and long-term utility for sportsmen, hobbyists, and investors alike.

The Lifestyle: Views, Privacy, Recreation & Legacy Potential - From sunrise coffee to glowing sunset horizons, this property delivers a daily reminder of why exceptional land ownership matters. The elevated vantage point provides remarkable sightlines across rolling terrain and endless sky, creating a sense of space, privacy, and tranquility that simply cannot be replicated.

Outdoor enthusiasts will appreciate the outstanding hunting potential, natural beauty, and more than 20 miles of internal roads and trails. Tract 1 includes five ponds and waterholes, including a 1± acre fishing lake visible from the home. Four established hunting stands serve this tract, including one with wooden stairs for easy access.

Families will value the privacy, gathering space, and multi-generational legacy appeal. Investors will recognize the combination of quality improvements, replacement-cost strength, and long-term appreciation potential.

This is not simply a property — it is a lifestyle investment.

Additional Tracts Offered Individually or in Combination

Tract 2: 140± Acres

Well-managed timber stand with wet weather creek. Excellent building sites. Potential lake sites. Great hunting for deer, turkey, and squirrels. Access via shared roadway easement off Highway 8.

Tract 3: 60± Acres

Well-managed timber stand including mature walnut trees with wet weather creek. Excellent building sites. Potential lake sites. Great hunting. Access via shared roadway easement off Highway 8.

Tract 4: 108± Acres

Well-managed timber stand with Swan Branch Creek flowing through the southwest corner. Four water holes/ponds. Excellent building sites with long-range views of the Mark Twain National Forest and sunsets. Approximately 5± acres of open areas suitable for food plots. Great hunting. Access via shared roadway easement off Highway 8.

Tract 5: 204± Acres

Well-managed mature timber stand (oak, hickory, pine) with portions unharvested for more than 35 years. Wet weather creek and four ponds. Five hunting stands including a Banks stand with wooden stairs for convenient access. Excellent building sites and potential lake sites. Access via shared roadway easement off Highway 8.

Tract 6: 221± Acres

Abundant water features including a wet weather creek feeding a beautiful 2± acre lake with dock, ideal for fishing and swimming. Additional wildlife ponds throughout. Older cabin on slab ready for refurbishment or redevelopment. Six hunting stands including a Banks stand with wooden stairs. Access via shared roadway easement that dead-ends at the tract entrance.

Tract 7: 69± Acres

Well-managed timber stand. Excellent building sites. Potential lake sites. Great hunting. Access via shared roadway easement off Highway 8.

Tract 8: 224± Acres

Well-managed timber stand with wet weather creek. Excellent building sites. Potential lake sites. Great hunting. Access via shared roadway easement off Highway 8.

Tract 9: 151± Acres

Well-managed timber stand with wet weather creek and wildlife pond. Excellent building sites. Potential lake sites. Great hunting. Access via shared roadway easement off Highway 8.

Tract 10: 185± Acres

Well-managed timber stand with wet weather creek. Open areas suitable for food plots. Two hunting stands including a Banks stand with wooden stairs. Old barn suitable for horses, livestock, or hay storage. Approximately 0.4± miles of Highway 8 frontage on the south end. Access from Highway 8 and shared roadway easement

Tract 11: 30± Acres

Well-managed timber stand with wet weather creek. Excellent building sites. Potential lake sites. Great hunting. Direct access from Highway 8.

Tract 12: 130± Acres

Well-managed timber stand with wet weather creek and five ponds/waterholes. Excellent building sites. Potential lake sites. Great hunting. Approximately 0.35± miles of Highway 8 frontage with access from Highway 8.

Auction Call to Action - A Rare Opportunity to Acquire a Premier Recreational Estate.

Bidding Ends Wednesday, March 4th at 10AM.

Properties offering this level of habitat management, panoramic views, water resources, infrastructure, and turnkey usability seldom become available — especially at auction. Whether you intend to own it, enjoy it, lease it, develop it, or hold it, this is your opportunity to secure a premier rural asset with immediate enjoyment and long-term upside.

Bid with confidence. Bid with vision. Bid to win.

Bring your boots, your binoculars, and your imagination — this legacy property is ready for its next steward.

Auction Terms & Conditions

1. **Procedure:** Bidding ends Wednesday, March 4, 2026, at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes on each tract.
2. **BUYERS PREMIUM:** 5% Buyer's Premium will be added to the final bid price to arrive at the contract sales price.
3. **ACCEPTANCE OF BID PRICES:** Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy

Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Thursday, March 5, 2026 (hand delivered, faxed, or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted, this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason.

4. DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted.

5. BIDDING: Once submitted, a bid cannot be retracted.

6. CLOSING: Closing shall be on or before 3:00 PM., Thursday, April 9, 2026.

7. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any.

8. TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).

9. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title.

10. REAL ESTATE TAXES: The 2026 Real Estate taxes to be paid for by the Buyer.

11. Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.

12. The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.