

County Road 455, New Franklin, Howard County, MO 65274 For sale at Auction – Vivian Weston Trust

Preview Day Saturday, July 18th, 10 AM to 12 PM

Bidding Ends Wednesday, July 29th at 10 AM

Trophy Properties & Auction is proud to present the Weston Farm, 197± acres offered in 3 tracts, selling at public online auction. Ideally located between Boonville and Rocheport, Missouri, this outstanding farm offers opportunities for everyone. Whether you're seeking a highly productive investment property, a combination income and hunting farm, or a recreational retreat for family enjoyment, the Weston Farm delivers.

Salt Creek winds through portions of the property, providing excellent wildlife habitat and year-round recreational appeal. The farm offers a diverse mix of productive acreage, scenic building sites, abundant deer and turkey populations, and recreational opportunities. With three individual tracts available, buyers can select the property that best fits their lifestyle.

For more information call or text **Mike Sharpe (573) 721-0944**.

Tract 1: 47± Acres - A highly productive tract offering approximately 44± tillable acres, currently utilized for grass and hay production. With nearly 100% of the acreage in agricultural use, this tract presents an excellent opportunity for farmers, investors, or those looking to build in a beautiful rural setting. The property features an attractive homesite location with outstanding views of the surrounding countryside.

Tract 2: 91± Acres - An exceptional recreational tract featuring Salt Creek, a stocked lake of nearly 2 acres, and a pavilion ideal for family gatherings and outdoor entertaining. Approximately 23± acres are currently in tillable or hay production, while the balance of the property provides outstanding deer and turkey habitat. With diverse terrain, water features, and abundant wildlife, this tract is perfectly suited for hunters, outdoor enthusiasts, or anyone seeking a private recreational getaway.

Tract 3: 59± Acres - A desirable combination tract offering both income-producing acreage and recreational appeal. Approximately 42.3± acres are estimated to be tillable, providing strong agricultural income potential. Salt Creek borders the back side of the property, enhancing wildlife habitat and hunting opportunities. This tract represents an excellent investment opportunity with the added benefit of recreational enjoyment.

Auction Terms & Conditions

1. Procedure: Bidding ends Wednesday, July 29, 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, July 30, 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, August 27, 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 by the Buyer(s).
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.