

ONLINE ONLY LAND AUCTION

14726 EAST 676 ROAD, STOCKTON, MO 65785

VIEWING: SUNDAY, MARCH 1 ~ 12-2PM

BIDDING CLOSES: 5PM ~ THURSDAY, MARCH 5, 2026

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

**7.0± ACRE
PARCEL
W/ RIVER ACCESS!**

7.0+/- AC

Lines are approximate.

GENERAL INFORMATION & AUCTION TERMS



7.0± AC

TOTAL LOT SIZE

CEDAR COUNTY

ZONING JURISDICTION

\$99

TOTAL '24 TAXES

Your recreational paradise awaits with this 7.0+/- acre parcel nestled along the beautiful Sac River with private bridge access to the Historic Caplinger Mill site in Stockton, MO! The parcel follows the curves of the Sac River inviting boating, kayaking and fishing from the private boat dock. While the sprawling recreational ground invites weekend gatherings with built in BBQs, sprawling lawn area and swimming access directly off the remains of the Old Mill Dam. The private bridge included with the property grants access to the East and West sides of the river and offers panoramic views of the beautiful countryside. Electricity is available near the property, however, there are no utilities currently onsite. The property falls under the Cedar County zoning jurisdiction and would need approval from Cedar County before any structures or utilities could be installed. Whether you are looking for private river access and fishing or a semi-private weekend getaway for friends and family this unique property offers it all. With its historic highlights and outdoor recreational versatility, this property truly is one of a kind.

PARCEL NUMBERS

P.I.N	Size	Amount
06-0.5-16-000-000-025.01	7.0± Ac.	\$99

Terms: \$10,000.00 Down Day of Sale on Each Tract of Real Estate

Balance Due in 30 Days • 6% Buyers Premium

List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

Any announcement made day of sale takes precedence over any printed material



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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

ADDITIONAL PHOTOGRAPHS



