

# 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](https://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!**

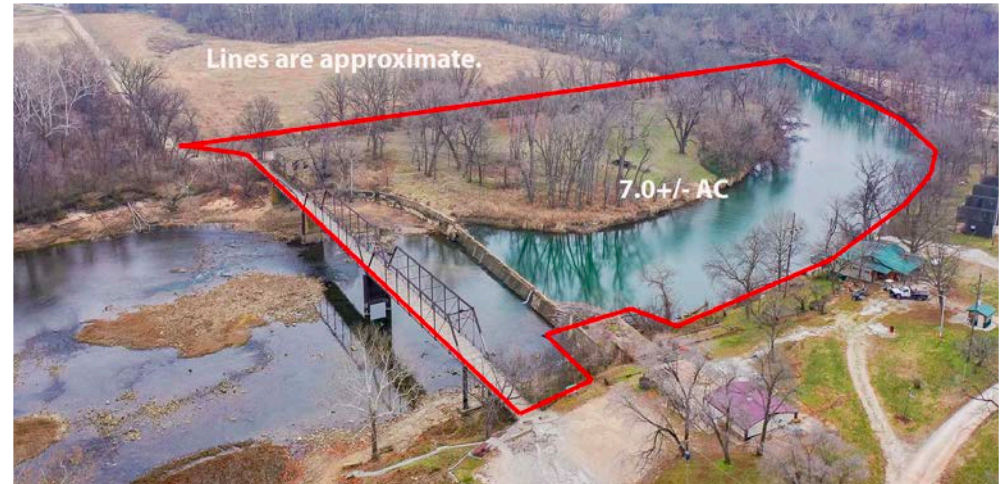
7.0+/- AC

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

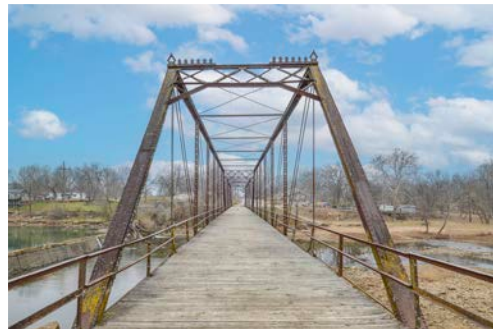
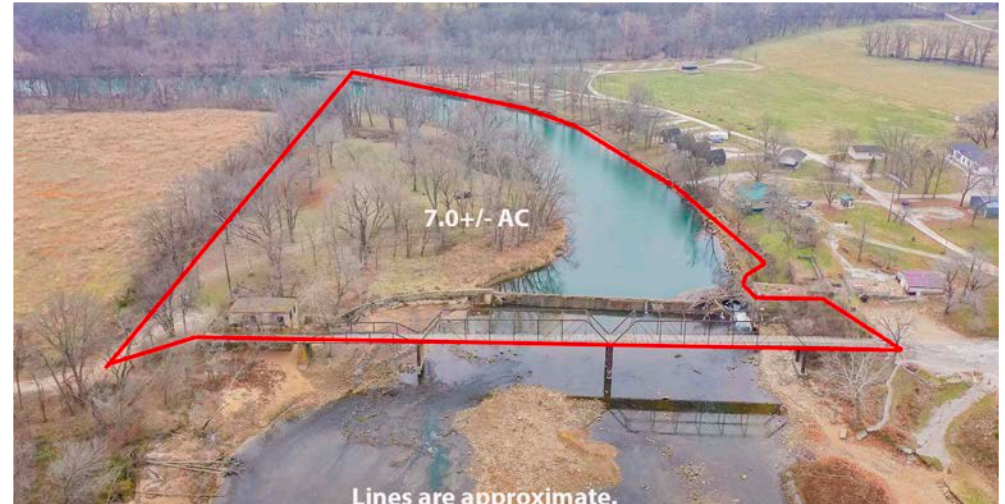
Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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.





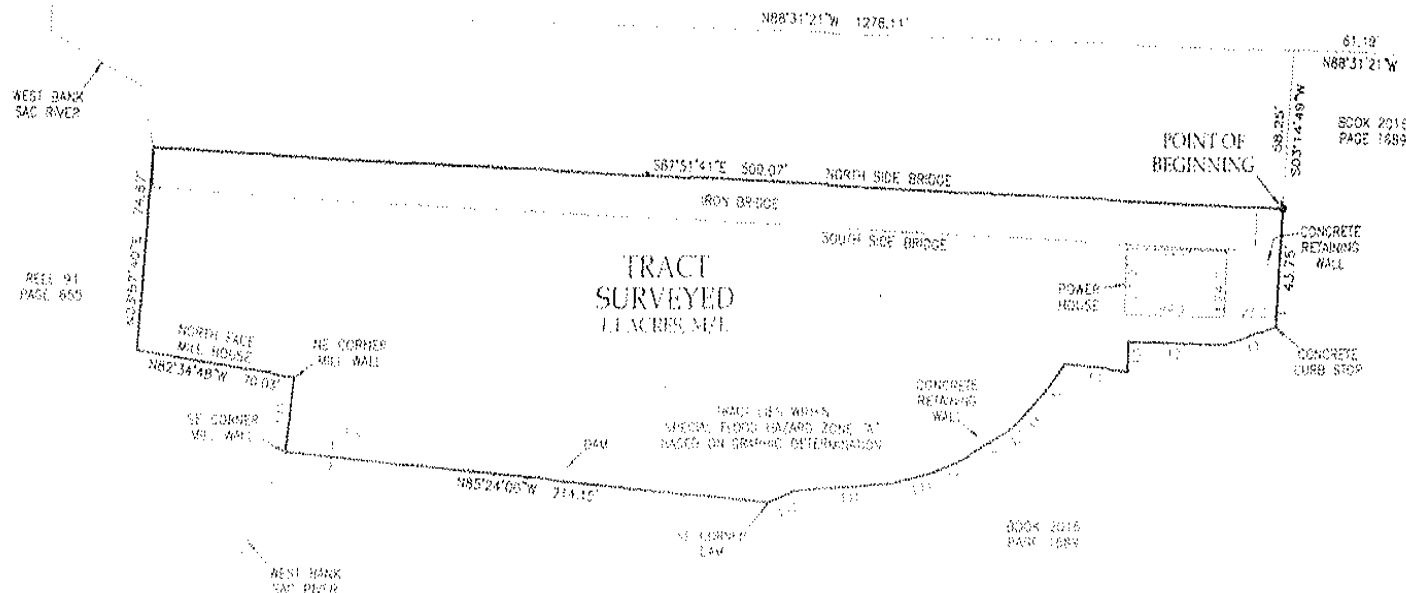
# ADDITIONAL PHOTOGRAPHS





GRAND NATIONAL COORDINATE SYSTEM FOR  
CENTRAL AND SOUTH AMERICA

NE CORNER  
SW-1/4 SE-1/4  
SEC 16-T15N-R26W  
1/2" IP



LINE	BEARING	DISTANCE
1.1	S71°39'30"W	23.80
1.2	N88°43'00"W	12.32
1.3	S60°56'27"W	11.00
1.4	S85°08'24"W	27.80
1.5	S69°16'01"W	13.81
1.6	S45°03'14"W	15.75
1.7	S51°03'47"W	1.06
1.8	S62°47'53"W	27.33
1.9	S74°10'26"W	14.03
1.10	S78°02'58"W	26.75
1.11	S88°32'25"W	0.81
1.12	S69°14'29"W	12.70
1.13	N68°47'55"E	27.45

[illegible]

A tract of land situated in the SW 1/4 of NE 1/4 of Section 16, Township 35 North, Range 16 West of the Fifth Principal Meridian, Cedar County, Missouri, more particularly described as follows:

Continuing to an existing iron pin at the northeast corner of said SW-1/4 S-1-353, thence S88°42'21"W along the north line of and SW-1/4 S-6-1-3, a distance of 61.10 feet, thence S09°14'49"E, 58.25 feet to an iron pin set at the point of beginning of the tract herein described, thence S02°14'49"W, 43.75 feet to the southeast corner of a certain cup-shaped tract thence S74°39'50"W, 23.88 feet to the north face of a certain retaining wall, thence along said north line the following courses: N88°43'00"W, 12.33 feet, thence S06°56'27"W, 11.00 feet, thence S80°02'21"W, 27.00 feet, thence S36°04'40"W, 33.81 feet, thence S45°03'15"W, 15.73 feet, thence N41°08'41"W, 4.88 feet, thence S02°17'53"W,

2. Elements shown below are from field inspection at record and may not be all inclusive. No other comment was furnished and other documents or records may exist that could affect this fact.

I hereby certify to Justin Cady Johnson that information contained here based on an actual survey of the property described at left and that the survey was conducted by me or under my direct supervision. This survey complies with the current minimum standards for me as a registered surveyor.

Apparent ownerships are based on information provided by the client and information obtained from county records. No above ground or below ground utilities are shown except as noted. This survey does not represent an opinion in title.

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