

ONLINE ONLY LAND AUCTION

14762 EAST 676 ROAD, STOCKTON, MO 65785



618-234-8751

Adam Jokisch
Mobile (618) 530-8751

VIEWING: SUNDAY, MARCH 1 ~ 12-2PM
BIDDING CLOSES: 5PM ~ THURSDAY, MARCH 5, 2026

For Online Bidding Visit: AdamsAuctions.HiBid.com

**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 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 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 on the property, however, there are no other utilities that are currently onsite. The property falls under Cedar County jurisdiction and may need a permit to install private sewer. 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. **The property lies within a 100-year special flood hazard area under the A zone FEMA designation. ** Property lines do not include the water and are approximate to the West Side Boundary low water mark line ****

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

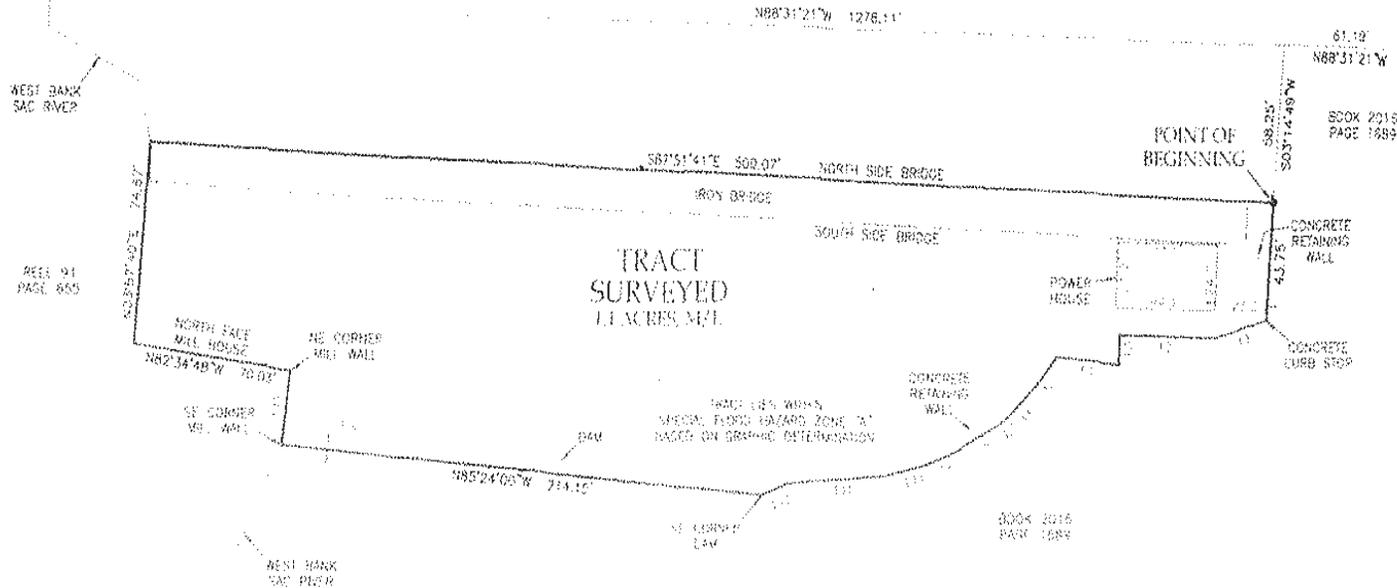


SURVEY IN THE SW-1/4 SE-1/4 OF SECTION 16-T35N-R26W, CEDAR COUNTY, MISSOURI



SW CORNER
SW-1/4 SE-1/4
SEC 16-T35N-R26W
1/2" IP

NE CORNER
SW-1/4 SE-1/4
SEC 16-T35N-R26W
1/2" IP



LINE	BEARING	DISTANCE
11	S71°30'58\"/>	

DESCRIPTION

A tract of land situated in the SW-1/4 SE-1/4 of Section 16, Township 35 North, Range 26 West of the Sixth Principal Meridian, Cedar County, Missouri, more particularly described as follows:

Commencing at an existing iron pin at the northeast corner of said SW-1/4 SE-1/4, thence N88°31'21\"/>

LEGEND

- SURVEYED POINT
- UNDEVELOPED POINT
- CORNER MARK
- ▭ PROPERTY LINE
- ▭ EXISTING BUILDING
- ▭ EXISTING ROAD
- ▭ BRIDGE
- ▭ EXISTING FENCE
- ▭ EXISTING UTILITY
- ▭ EXISTING EASEMENT
- ▭ EXISTING RIGHT-OF-WAY

GENERAL NOTES

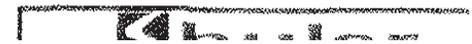
1. Easements shown herein are from field inspection or record and may not be all inclusive. No title examination was furnished and other documents or records may exist that could affect this survey.

SURVEYOR'S CERTIFICATION

I, the undersigned, being duly sworn, depose and say that the foregoing contained hereon is a true and correct copy of the original survey as conducted by me or under my direct supervision. This survey complies with the current minimum standards for my party's professional practice.

Apparent easements 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 on title.

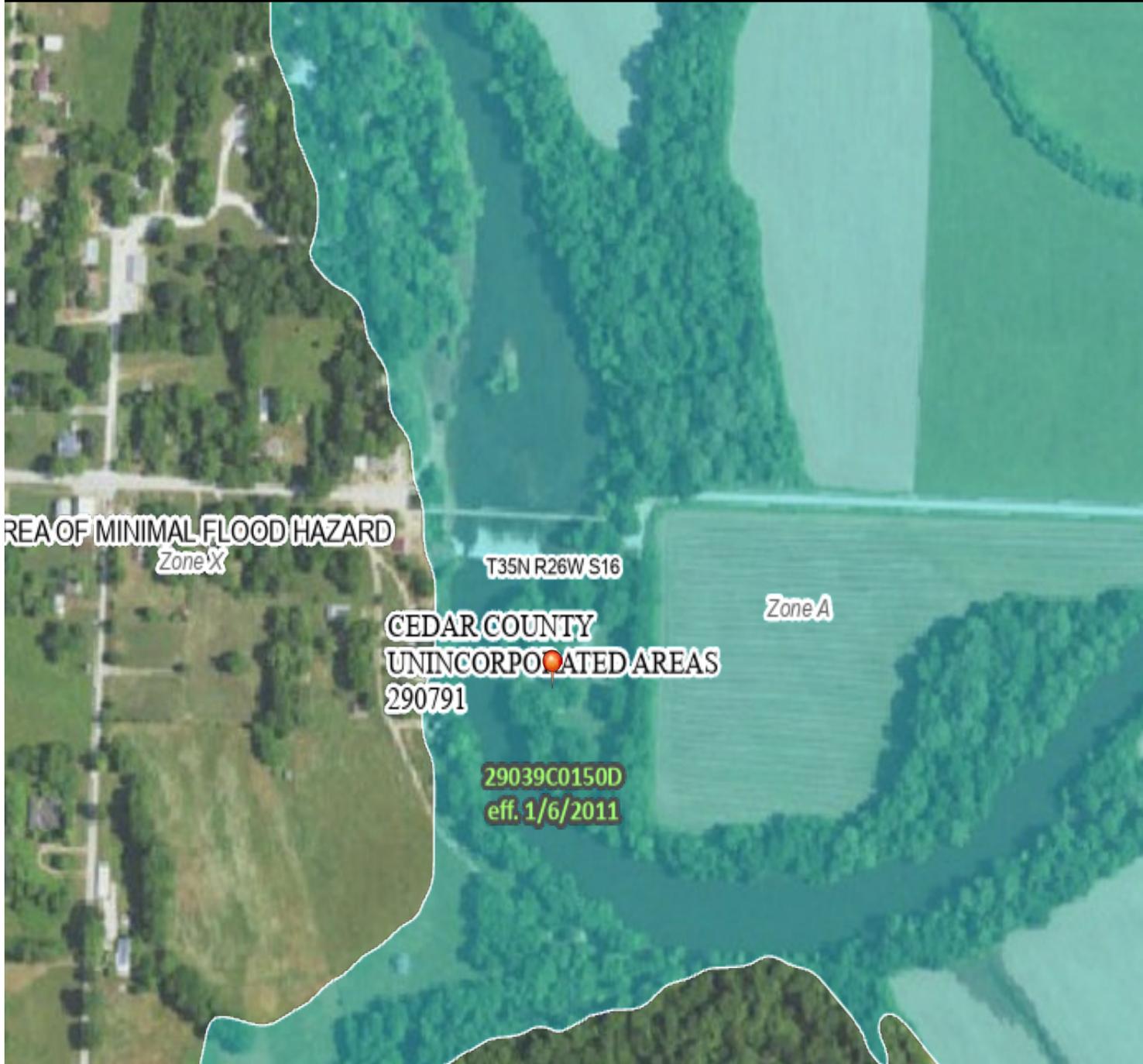
Michael Shuler, PLS, No. 020816 (C) 2016



ditional Flood Hazard Layer FIRMette



"W 37°47'50"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PA

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO</i>
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard of 1% annual chance flood with depth less than one foot or with areas of less than one square
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard
		Effective LOMRs
		Area of Undetermined Flood
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (B)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an authoritative property location.