



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Missouri Hunting Farm for Sale

Clark County



www.TrophyPA.com • 855.573.5263 • leads@trophy.com



PROPERTY ADDRESS:

00 Spur 136
Kahoka, MO 63445

PRICE: \$128,800

ACRES: 46

COUNTY: Clark

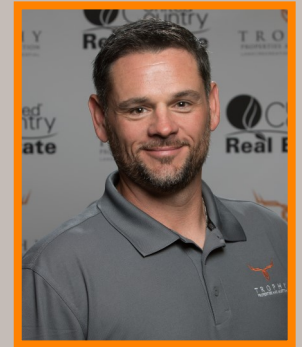
PROPERTY DESCRIPTION:

46+/- acre combination farm in northeast Missouri is a hunters or outdoor enthusiasts dream. The farm which has Fox River as the border on the west side has 6.2 acres (per FSA) of cropland and 12.2 acres of CRP paying \$106.14 (\$1,295 annually) through September 30, 2021. This Missouri hunting farm is ideally located and easily accessible from highway 27, to highway 136 and then south of Wayland on highway Spur 136. Per Clark County Collector the 2017 real estate taxes are \$71.34.

If you're looking for a weekend getaway with fishing, canoeing, kayaking, ATV riding or small hunting tract for deer, turkey and other small game with return be sure to check this one out. Missouri recreational farms for sale like this rarely hit the market and when they do they don't last long.

PROPERTY HIGHLIGHTS:

- 46 +/- acres
- Combination farm & hunting ground
- Fox River borders west side
- 6.2 +/- acres crop land
- 12.2 +/- acres CRP ground paying \$1,295/yr.
- Easy access from Hwy Spur 136



PRESENTED BY:

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TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$71.34
TAX YEAR: 2017

