

WELCOME TO 32708 STATE ROUTE 81

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ADDRESS: 32708 State Route 81, Canton, MO 63435

PRICE: \$279,000

BEDROOMS: 3

BATHROOMS: 1.5

LIVING AREA: 1,100 SF

YEAR BUILT: 1993

SCHOOLS DIST: Canton R-V

TAXES: \$633

TAX YEAR: 2024

HOA FEES: N/A

PROPERTY HIGHLIGHTS:

- Newly updated 1100 sq ft Home
- 3 Bedrooms and 1.5 Baths
- 8.49± Surveyed Acres
- Full, Unfinished Basement
- Hardtop Road Access w/State Hwy 81
- Utility Storage Shed Onsite With Concrete Floor
- 2 Fully Stocked Ponds

PROPERTY DESCRIPTION:

Welcome home to this delightful 1,100 square foot home, featuring three bedrooms and one and a half bathrooms, with 8.49± surveyed acres. Nestled in the picturesque rural community of Clark County, Missouri, this charming property is ideally situated just 15 minutes south of Kahoka, 20 minutes north of Canton, and a mere 40 minutes from Quincy, Illinois. This prime location makes it an attractive option in a highly sought-after area where small acreage is increasingly rare. As you enter the property, you'll be greeted by two fully stocked ponds and fertile land that holds great potential for a variety of uses. Additionally, a spacious shed provides ample storage space for equipment and tools. Whether you are looking for a few acres suitable for livestock, an inviting place to deer hunt this fall, or simply a serene retreat in the countryside, this property truly has something for everyone.



PRESENTED BY:

JUSTIN ALDERTON

Land Specialist

M: (660) 341-0347

P: (855) 573-5263 x763

E: jalderton@trophyha.com

Trophy Properties and Auction
640 Cepi Drive, Suite 100
Chesterfield, MO 63005
www.trophyha.com

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