



80±-Acre Farm With Cropland & Great Hunting for Sale—Clark County

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

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 Highway 136
Kahoka, MO 63445

PRICE: \$532,000

ACRES: 80±

COUNTY: Clark

PROPERTY HIGHLIGHTS:

- 80±-Acre Farm
- 40+/- Acres of Tillable Cropland
- Whitetail Deer & Turkey Hunting
- Waterfowl Hunting along Fox River
- Access via Recorded Easement off County Rd 183
- Very Near Local Co-Op Grain Elevator
- Farm Sells Free/Clear for the 2026 Crop Season
- Seller willing to cash rent tillable acreage from Prospective Buyer
- Recently Surveyed

PROPERTY DESCRIPTION:

Discover the perfect blend of productivity and outdoor adventure with this 40±-acre tract of tillable cropland, which offers strong income potential and excellent recreational opportunities. The property is conveniently located just off County Road 183, accessible through a recorded easement. It is also situated close to a local co-op grain elevator, making it an ideal choice for any farming operation. The farm will be sold free and clear for the 2026 crop season, with the seller willing to cash rent the tillable acreage back from the prospective buyer. Additionally, the farm has been surveyed, providing the new owner with a reliable record of the surveyed acreage. Recreational activities available include whitetail deer and turkey hunting, as well as waterfowl hunting along the Fox River.



PRESENTED BY:

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Clark County MO
Missouri, 80 AC +/-



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Sep 07, 2025



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id. The information contained herein is deemed to be reliable. Land id™ Services may not be complete or accurate.

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