

# Missouri Recreational Property with Income for Sale - Monroe County

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## PROPERTY ADDRESS:

00 Monroe Road 1181  
Madison, MO 65263

**PRICE:** \$308,050

**ACRES:** 101

**COUNTY:** Monroe

## PROPERTY DESCRIPTION:

This 101 +/- acre recreational property with income for sale has some exceptional habitat along the Middle Fork of the Salt River and 35 acres of tillable ground that helps pay the way. Located just north of Madison, just 50 miles from Columbia, 130 miles from St. Charles and 170 miles from KC.

The 60+ acres of mature timber has a trail system cut through it providing great access to the backside of the farm. The timber has had some TSI work done leaving a variety of white and red oaks along with some nice walnuts and three south-facing slopes that have been clear-cut that have grown up in some intense security cover. There is a great spot to create a food plot, or add 3 additional acres of row crop between two thick draws. There are two ponds on the property, one of which is secluded in the timber adjacent to the row crop, giving the wildlife everything they need to stay put in a core area of 40 acres.

This farm was loaded with gobblers in the spring. I made a couple trips this past season and heard 5-6 gobblers along the east side of the property. In the initial card pull, we're seeing big bachelor groups with some great potential in the genetics. Leaving a couple acres of corn out in front of the box blind will ensure you're pulling deer from the bedding areas right into your lap this fall.

## PROPERTY HIGHLIGHTS:

- 101 +/- acres
- Income producing tillable ground
- Less than 1 hour from Columbia, MO
- Mature, marketable timber
- Established trail system
- Deer & turkey hunting
- Diverse habitat & bedding areas
- TSI & clear cuts



**PRESENTED BY:**

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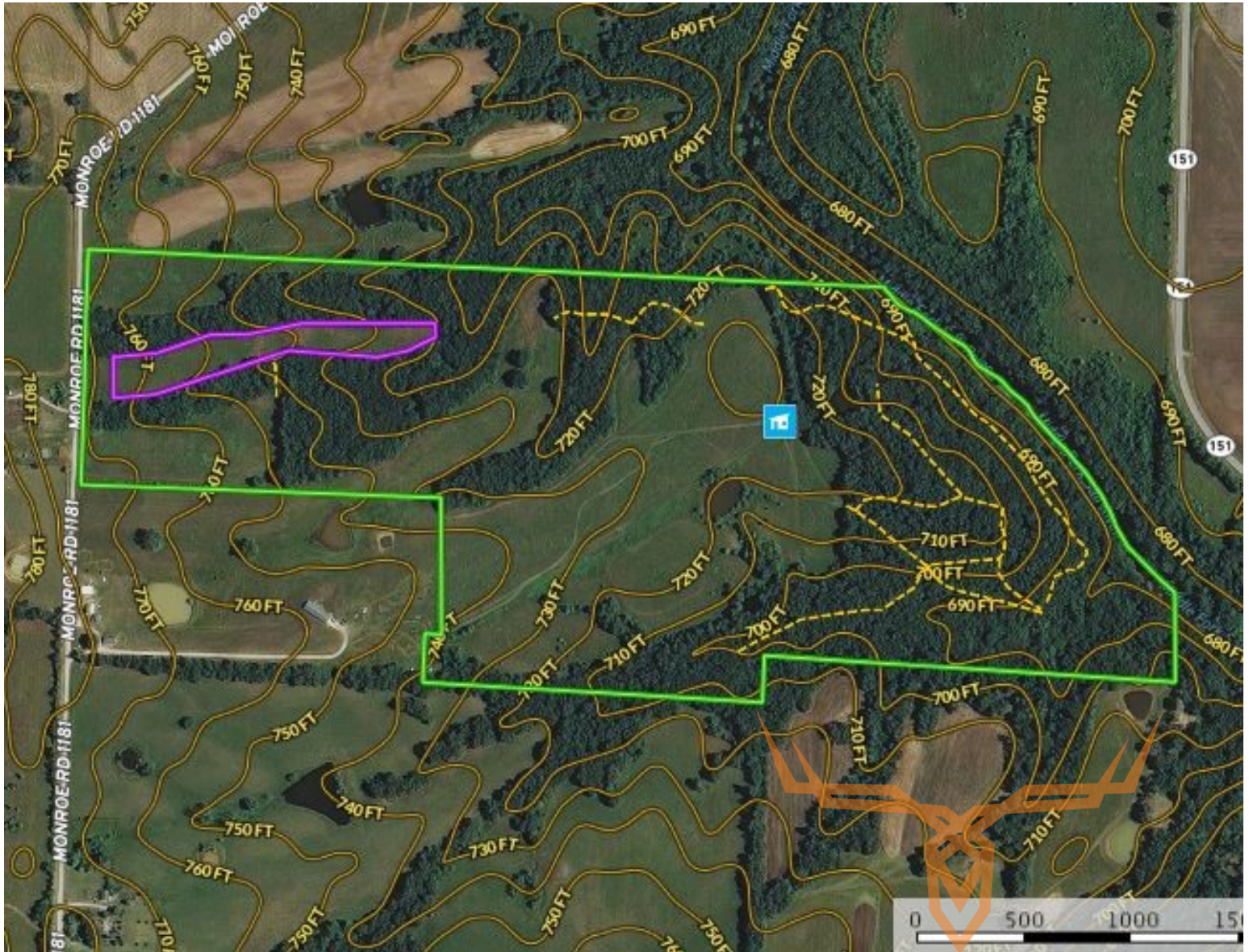




**T R O P H Y**  
PROPERTIES AND AUCTION  
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

**TAXES: \$211**

**TAX YEAR: 2017**