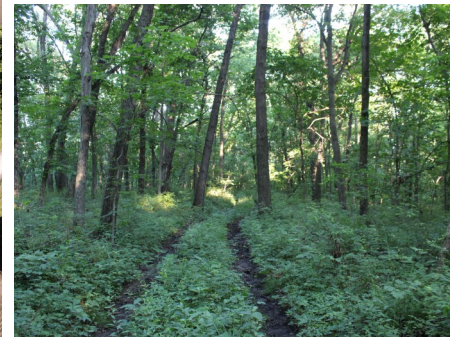




496 +/- Missouri Income Producing Hunting Property for Sale

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

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



PROPERTY ADDRESS:

00 Hickory Grove R.
Brunswick, MO 65236

PRICE: \$1,240,000

ACRES: 496

COUNTY: Chariton

PROPERTY HIGHLIGHTS:

- Mature deer and turkey
- 2 - 200" deer harvest history
- \$7,000/yr. tillable income
- Internal trail system
- Heavy wildlife cover
- Rolling terrain
- Electric on the property
- 2 hours from Kansas City, MO
- 1 hour from Chillicothe, MO

PROPERTY DESCRIPTION:

If you are looking for that property that holds massive quantities of whitetail deer and other wildlife, then look no further. Located just northeast of Brunswick Missouri in Chariton County and the heart of big deer country, you will find this 496 acres of farming and hunting bliss.

A solid block of timber mixed with white oak, black oak, walnut, maple and cedar trees of all ages make this a place to behold. There are gentle elevation changes that make this property very unique and like no other. The terrain not only allows for cover, but it also allows for those mature deer to get out of the wind and elements and stay rested.

The majority of the property is surrounded by 70 acres of tillable ground offering a \$7,000 annual income. With the crop ground wrapping the largest amount of the farm, this place will hold all of the surrounding wildlife. There is room to grow the tillable income on this property as well. Hunting blinds can be set up on all sides so you do not disturb the critters on your entry and exit of the property and to be able to utilize all wind directions. There are many open spots to plant those winter wheat, winter rye and clover food plots for the wildlife to thrive year-round if desired. Rumor has it is there were two 200 inch deer harvested on this property in previous years and if you know what that means, then you understand what the pinnacle of deer hunting is.

If you are looking for that once in a life time property to harvest Boone and Crocket quality deer year after year, then this is your property.



PRESENTED BY:

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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: \$545

TAX YEAR: 2018