



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

Turn-Key Missouri Hunting Property for Sale - Clark County

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



PROPERTY ADDRESS:

1635 Route 1
Wyaconda, MO 63474

PRICE: \$265,000

ACRES: 90

COUNTY: Clark

PROPERTY HIGHLIGHTS:

- Turn-key operation
- 3 food plots
- 3 ponds (one stocked with catfish, bass & bluegill)
- Trails throughout
- Metal ground blind
- 2 outbuildings (8-year-old Morton building)
- County electric & water
- 5 acres tillable
- Older mobile home with 3 bedrooms, 2 baths, washer/drying & dishwasher (being sold as is/where is)

PROPERTY DESCRIPTION:

Clark County, Missouri is home to great hunting and this farm is one of the best on the market. This tract is ready to hunt this fall as a turn-key operation complete with food plots, stands, and accommodations.

This 90-acre tract has thick south-facing slopes located above tillable ground, a perfect bedding ground for whitetails. The three food plots have been meticulously managed for the past 10 years which has led to being highly productive areas. The farm has also been managed with roughly 50 percent of the farm serving as a sanctuary for the past decade with no hunting.

And for as good as the deer hunting is... the turkey hunting is better.

There are two outbuildings, one of which is an eight-year-old Morton building with gravel floor, perfect from storing your gear. A mobile home (being sold as-is/where-is) is onsite to serve as a hunting camp with three bedroom and two bathrooms. The home is older but in good working order. This is a rare opportunity to buy a turn-key farm in Clark County, Missouri.



PRESENTED BY:

JASON CLEVELAND

Broker/Partner - MO

M: (636) 751-4579

P: (855) 573-5263 x701

E: jcleveland@trophyhpa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyhpa.com

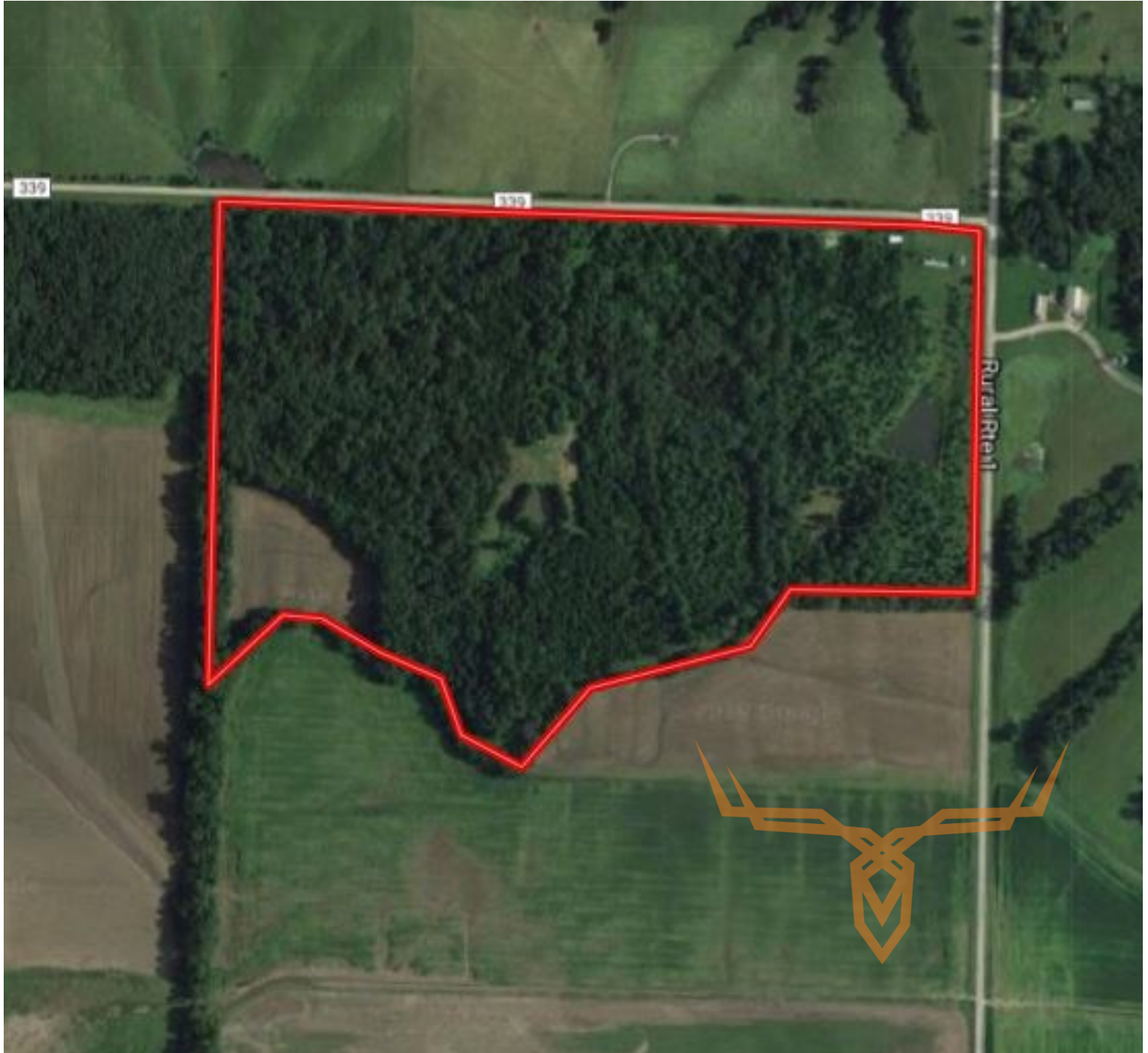
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$420

TAX YEAR: 2018