



121± Acre Missouri Hunting Tract for Sale - Livingston County

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

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



PROPERTY ADDRESS:

00 Highway 65
Chillicothe, MO 64601

PRICE: \$375,100

ACRES: 121

COUNTY: Livingston

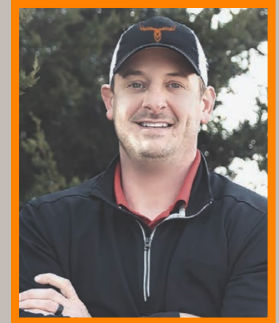
PROPERTY HIGHLIGHTS:

- Hunting honey hole
- Great deer & turkey hunting
- Established Food plot
- River travel corridor
- Heavy cover
- Secluded Property
- Great trail camera history
- Beautiful River Views
- Grand River Fishing
- 1.5 hours from Kansas City, Missouri
- 2 hours from Columbia, Missouri

PROPERTY DESCRIPTION:

A long time ago, I realized the right property in the right place can be better than any size property you have. The reason being is deer are elusive critters and need simple things like cover, food, water & age structure to thrive. Heavy cover along waterways like the Grand River allows for such cover, and that is why you find big old deer traveling these areas sometimes miles during the rut. This property is that property that can be located right in the heart of that travel corridor. This property is one of a kind in many regards, and it has the potential for an outdoorsman to thrive not only as a hunter but also learn how to hunt tracts that are in the travel corridor and study wind direction and pressures to capitalize on not only how but when to hunt.

Whether you are adding to an existing portfolio of land and trying to have a honey hole for remote hunts or trying to start hunting and learning how to harvest animals for your family to eat, this is your property. This can be what you are looking for in the way of a lower-priced property with huge potential.



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