



47± Acre Secluded Hunting Hideaway with Cabin and Outbuilding for Sale

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

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



PROPERTY ADDRESS:

39995 Neon Ave.
Jacksonville, MO 65260

PRICE: \$287,000

ACRES: 47

COUNTY: Macon

PROPERTY HIGHLIGHTS:

- Secluded and Private
- Great Hunting Property
- Cabin- 1bd/1ba + bonus room, central air & heat, rural water
- Outbuilding & Storage Container
- Trail System
- Managed Hardwood Forest
- Seasonal Streams
- Abundant Wildlife

PROPERTY DESCRIPTION:

Secluded hideaway surrounded by beautiful mixed hardwoods. This 47 +/- acre tract is nestled in one contiguous tract of forest just 5 miles NW of Jacksonville, MO. Conveniently located 30 minutes from Macon and Moberly, this is a place where you can leave that hectic schedule behind and happily run away to catch that needed breath of fresh air. Having absolutely no road frontage, the cabin is the perfect getaway for a weekend hunting trip with your buddies or a place to spend some quality time with the family. Between the four-wheeler trails, seasonal streams, and large yard, the possibilities are endless. The cabin features 1bd/1ba, bonus room and basement, rural water, electric, and propane. Central air and heat offer comfort in any season. An outbuilding and storage container west of the cabin is perfect for storing your UTV and/or other equipment.

Each acre is incredibly unique as you transition from rolling hills of mixed hardwoods to a large field opening in the bottomland. From the UTV trails you will observe the many winding seasonal streams branching from Hoover Creek, actively managed hardwoods, a native grass upland prairie, and a mature grove of pine trees. The field openings offer the opportunity to plant food plots for deer while maintaining desirable bedding cover nearby. The possibilities don't end there! Spring and fall mushroom hunting has been fantastic over the years and it is not uncommon to hear those turkeys gobble in the early morning from the porch.



PRESENTED BY:

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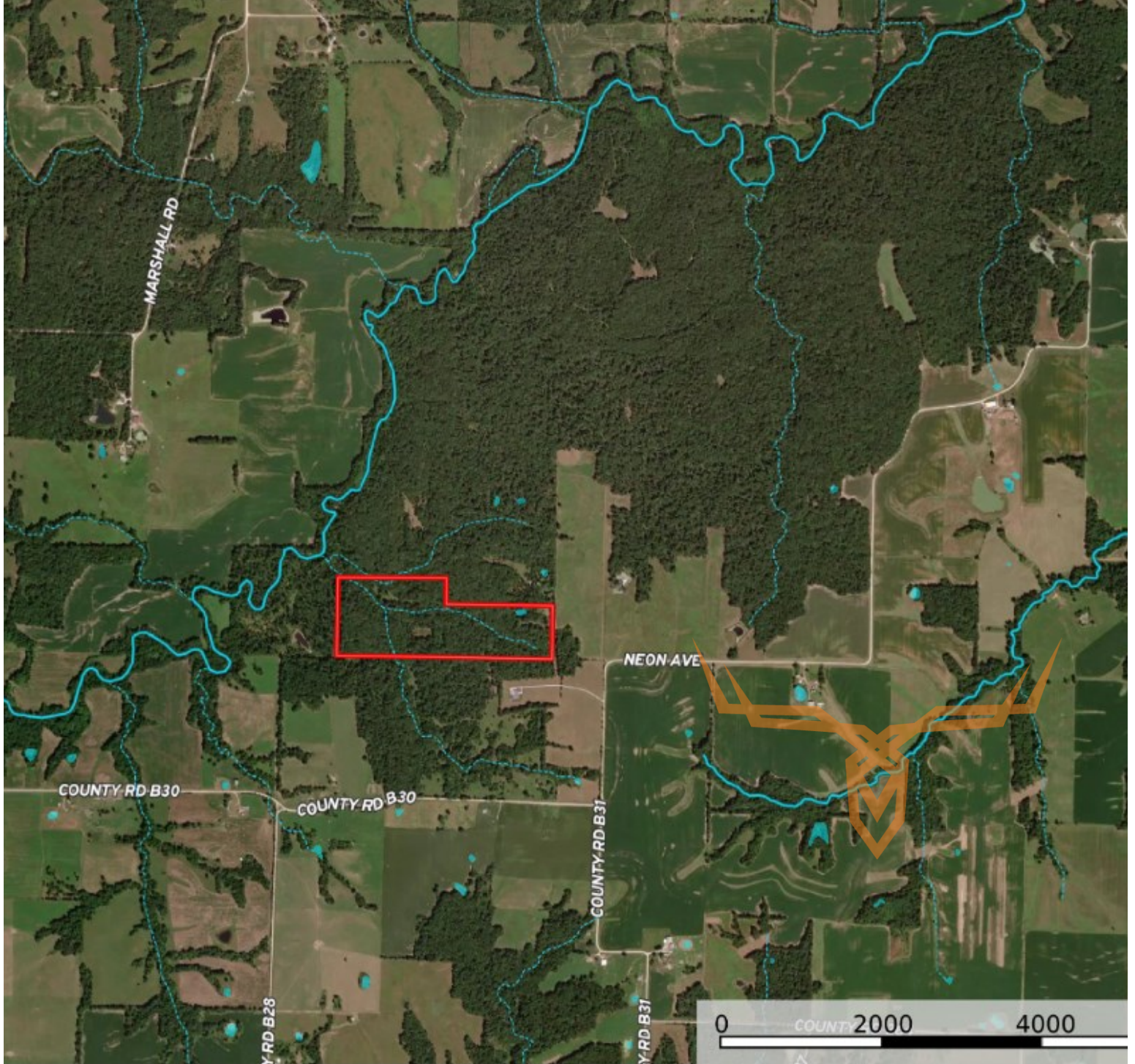
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TROPHY
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River/Creek  Water Body

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