



# Adair County Missouri Land iAuction - Holland Farm

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

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**BIDDING ENDS WEDNESDAY, JUNE 22<sup>ND</sup> AT 10:00 AM**  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



## PROPERTY ADDRESS:

00 First Settlement Trail  
Kirksville, MO 63501

**ACRES: 97**  
**COUNTY: Adair**

## PROPERTY DESCRIPTION:

97± acres just east of Novinger and west of Kirksville off Highway 6. This property has it all. There is 32± acres of highly productive cropland bordering the Chariton River. These soils consist of Dockery and Tice silt loams and Zook silty clay. The balance of the land consists of mature woods and pasture. There are two ponds on the property as well as an all-weather creek on the northeastern portion. These gently rolling hills and pasture are surrounded by timber that provides great stand and blind placements for deer hunting and turkey hunting.

The town of Novinger is close, and the area offers quick access to the Thousand Hills State Park which covers 3,000 acres. The park features the 703-acre Forrest Lake and Native American Petroglyphs that were created 1500 years ago. The park also offers fishing, swimming, boating, hiking, mountain biking, camping, and cabin rentals.

Come and park your camper, build a shouse, hunt, fish in the Chariton and take advantage of Thousand Hills State Park. Own an income producing recreational property in Adair County.

The property has electricity and rural water. The tenant farmer contract expires at the end of 2022 season.



**PRESENTED BY:**

**DEAN COCHRAN**

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