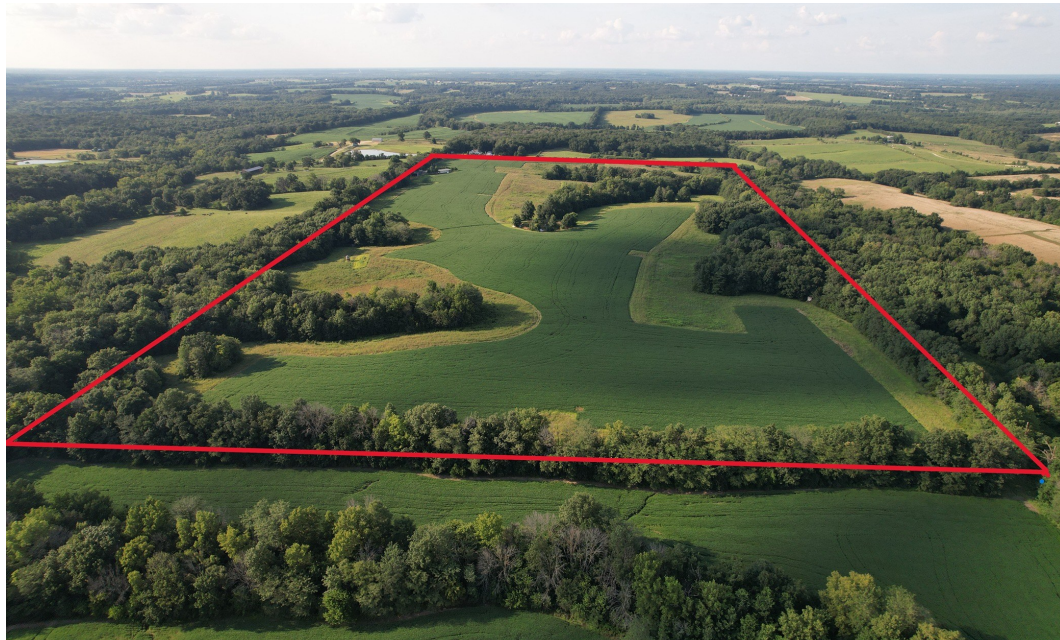


TURNKEY COMBO FARM

GREAT HUNTING & INCOME POTENTIAL

Trophy Properties and Auction • (855) 573-5263 • leads@trophy.com • www.trophy.com



ADDRESS: 00 Highway KK, Paris, MO 65275

PRICE: \$595,000

BEDROOMS: 4

BATHROOMS: 1

LIVING AREA: 1,056 SF

SCHOOLS DIST: Paris R-II

TAXES: \$524

TAX YEAR: 2024

HOA FEES: N/A

PROPERTY HIGHLIGHTS:

- Turnkey Combo Farm on 78± Acres
- CRP and Cropland Income
- 1,056 sq ft Cabin w/4-Beds/1-Bath
- Large Barn & Work Shed
- 3 Hunting Stands convey
- Property Managed for Trophy Deer
- Tractor, SXS, and Mower convey
- Excellent Bedding Areas for Wildlife

PROPERTY DESCRIPTION:

This turnkey combo farm is ready for hunting season! With its cropland, rolling CRP ground, and scattered woods, this farm is a wildlife haven where deer and turkey have no reason to leave. Three strategically placed hunting blinds make it easy to prepare for the October and November hunting seasons. The CRP ground not only provides excellent cover for wildlife but also pays \$104.40 per acre over 33.82 acres until September 2030. The cropland serves as a year-round food source and helps cover expenses, generating about \$4,000 in yearly income. The spacious, well-maintained turn-key cabin features four bedrooms (two conforming) and one bathroom. It is equipped with both propane and wood heat, as well as a kitchen. Enjoy your evenings and sunsets by the fire pit. There's no need to purchase a tractor, mower, or SXS, as they all come with the farm. This is undeniably a must-see property that is priced to sell!



PRESENTED BY:

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