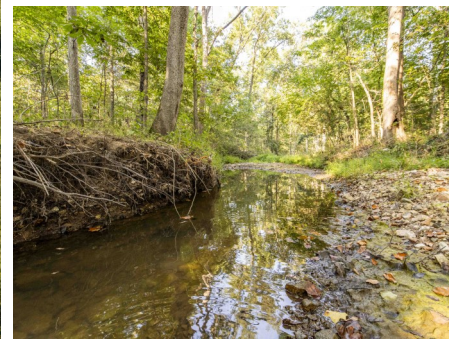




**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 40± Acre Turn-key Trophy Class Deer Hunting Property for Sale - Ralls County

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



## PROPERTY ADDRESS:

00 Otter Road  
New London, MO 63459

**PRICE:** \$319,800

**ACRES:** 40±

**COUNTY:** Ralls

## PROPERTY HIGHLIGHTS:

- Trophy class deer hunting
- MDC Partnership for wildlife enhancement
- Turn-key hunting with proven stand sites
- Strategic food plots
- Seasonal food plots recently planted
- Deer stands will convey
- Track record of successful harvests

## PROPERTY DESCRIPTION:

**TURN-KEY TROPHY CLASS DEER HUNTING!!!** Here lies a top-notch property in the heart of big deer country. This property has undergone extensive wildlife enhancement projects through a strong partnership with the Missouri Department of Conservation. Now...the results are paying off! Through multiple burns, timber stand improvement, native plant restoration and land clearing; the property has graduated to be among the top of its class for deer hunting. You'll find more than deer, however. Turkeys are routinely seen passing through, squirrels are abundant, doves are always swirling overhead and even quail can be heard whistling about or scurrying along the woodland edges. The forestry has been delicately cared for with only select hardwoods being harvested. Add



## PRESENTED BY:

**JON HARTING**

**Land Specialist**

M: (314) 610-6650

P: (855) 573-5263 x751

E: jharting@trophyapa.com

**Trophy Properties and Auction**

640 Cepi Drive

Suite 100

Chesterfield, MO 63005

www.Trophyapa.com

leads@trophyapa.com



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to that, many other non-beneficial trees have either been taken down or scarred to slow their growth and allow the truly valuable hardwoods to thrive. There's still plenty of white oak, red oak, black oak, and pin oak standing for acorn feeders. Other tree species have also recently been planted in strategic spots including Swamp Oaks and Persimmons. The 3 strategically placed food plots have proven to be successful as well with deer visiting them regularly. Cold season forage including clover, chickory, rape, turnips, brassicas and more have very recently been planted, just in time to sprout up for deer season. There is approximately 3.5 acres of food plots, with room for more if desired. A winding creek consistently holds pockets of water offering a solid water source year- round as well. Given the positioning of this tract with huge ag fields surrounding it, the deer are nearly forced to bed and pass through this tract. There are multiple deer stands being included in the sale which are already set in place in proven locations. Considering this property is turn-key being already set up with stands, the wildlife initiatives and the well-balanced nature of this tract, we expect this land to sell fast.



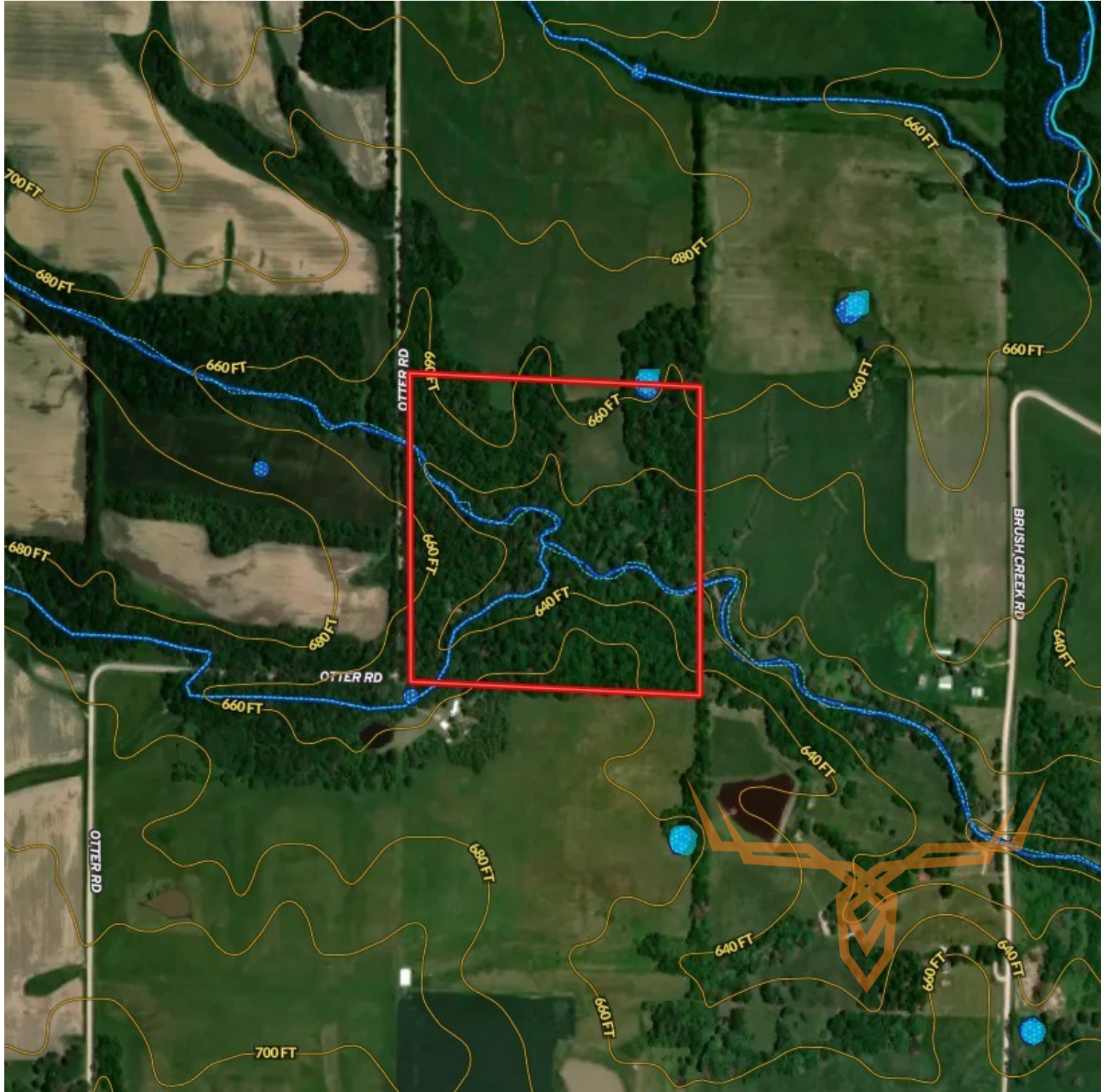




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal