

Income Producing Turn-Key Hunting Property for Sale in Pike County, Missouri



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophypa.com



PROPERTY ADDRESS:

00 Pike 263
Bowling Green, MO 63334

PRICE: \$952,000

ACRES: 221.63

COUNTY: Pike

PROPERTY DESCRIPTION:

221.63 surveyed acres with 3BR/1BA earth home and metal shop building with cement floor. Located in Pike County, MO, this property has been developed as an income producing hunting property. Located in the sweet spot of Pike County, MO, less than one mile from Malinmor Hunt Club as the crow flies, there are several large tract landowners that practice quality deer management in this area. If you are serious about an opportunity to own the right tract, in the right area, do not let this one slip away!

Additional points of access are available to the property, as well as possible building sites with incredible views of the rolling hills of Pike County, MO. A stocked fishing pond will provide year round fun for the family, and plans are available to build a 7-9 acre lake. The current 3 bed/1 bath home has been updated in the past year with the installation of county water, all new plumbing, carpeting and flooring, drywall, paint, fans, window treatments, new hot water heater, and new lighting in the shop.

45+/- acres are currently in crop production. If you decide to harvest all for income, 30 acres would currently rent for \$100 per acre, and 15 acres would rent for \$125 per acre. Two redneck blinds, and 6 ladder stands have been installed and will convey with the property. This property is turnkey and ready to hunt this season.

PROPERTY HIGHLIGHTS:

- 221.63 surveyed acres
- 3 bed/1 bath recently updated ranch home and shop building
- Stocked fishing pond and proposed 7-9 acre lake plans available
- Close proximity to Malinmoor Hunt Club
- World class whitetail deer hunting & turkey hunting
- 45 +/- acres income producing tillable ground
- RV hook up in garage & barn
- Great neighbors on surrounding properties!



PRESENTED BY:

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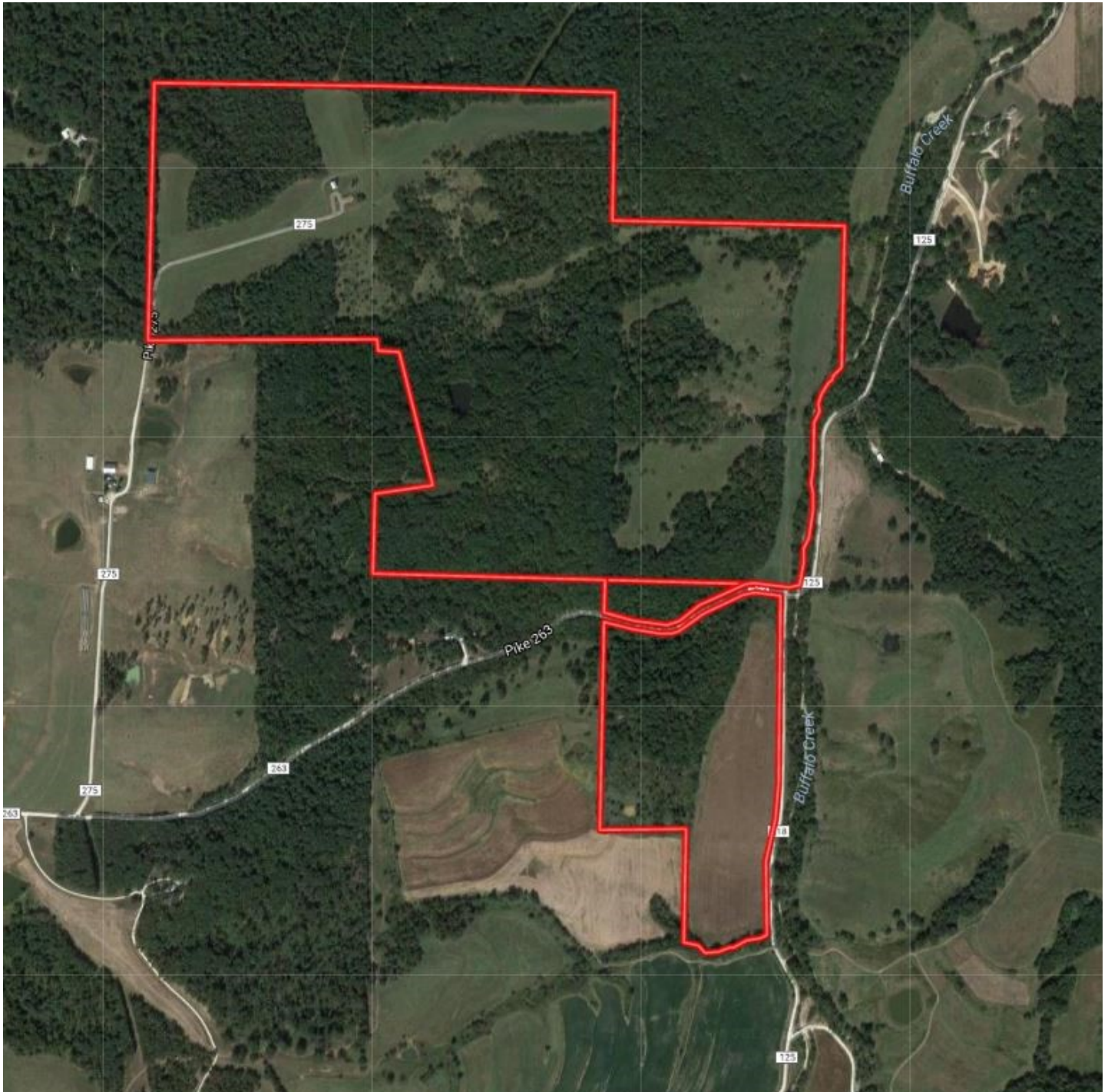
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TAXES: \$921

TAX YEAR: 2016

TILLABLE: 45 Acres

TIMBERED: 162 Acres

PASTURED: 16 Acres