



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

# 199 +/- Acre Missouri Hunting Land for Sale - Pike County

www.TrophyPA.com • 855.573.5263 • leads@trophyPA.com



## PROPERTY ADDRESS:

00 Pike 417  
Middletown, MO 63359

**PRICE:** \$756,200

**ACRES:** 199

**COUNTY:** Pike

## PROPERTY DESCRIPTION:

Congratulations on owning your own piece of hunting heaven! With a great mix of timber/ tillable acreage and a constant water supply this 199 +/- acre Missouri Hunting Land for sale has been proven to be successful. Since there is an electric meter on the property already, and county water runs along the road at the entrance, you have plenty of options. You could start building the perfect home, shed or lodge ASAP. You can also hook your camper up for now to get you by. The current owner has offered to lease back the farm for \$14,400 a year. That price along with the CRP payment can generate you a decent annual return if you're looking for an investment. If you're looking for a good mix of what Pike County has to offer this is it!

## PROPERTY HIGHLIGHTS:

- 199 +/- acres
- Tillable acreage
- Timber
- Electric and water available



## PRESENTED BY:

**JASON KNEIB**

**Land Specialist - MO**

M: (636) 295-7047

P: (855) 573-5263 x706

jkneib@trophyPA.com

Trophy Properties and Auction  
15480 Clayton Road  
Suite 101  
Ballwin, MO 63011  
www.TrophyPA.com  
leads@trophyPA.com



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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 inspection and with appropriate professionals

**TAXES: \$384**

**TAX YEAR: 2017**