



Clarksville Missouri Farm/Residence with Majestic Views!

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



PROPERTY ADDRESS:

28052 Pike 9232
Clarksville, MO 63336

PRICE: \$1,000,000

ACRES: 157

COUNTY: Pike

PROPERTY DESCRIPTION:

157 +/- acre Clarksville Missouri farm/residence with majestic views for sale in Pike County, Missouri with some of the best views of the Pike County knobs in the entire county. This property is surrounded by large landholders and abundant wildlife that will allow you to maintain some of the best hunting habitat that can be found in Pike County. The total number of open acres according to FSA mapping is 82.92 acres. It is estimated that approximately 60 of these acres could be placed in a combination of income producing tillable and food plots. There is currently a 1/2 acre pond that could be expanded to a 6 to 8 acre lake according to an excavator who has reviewed the site.

A 3 bedroom 3.5 bath, all brick ranch home with an unfinished basement and a covered porch on two sides overlooks the valley and the incredible view. There is a metal outbuilding with a small shop on the interior of the building, an older rental house, and double wide mobile home. Access to the property is off of a county road and there is ingress and egress on both the west edge and south edge of the property. A listing such as this is a rare find in this part of Pike County.

Qualified buyers should call to schedule a showing while this gem is still available.

PROPERTY HIGHLIGHTS:

- 157 +/- acres with all brick ranch home in Clarksville, MO
- Majestic views of Pike County knobs
- FSA mapping shows 82.92 acres in fields, of which 60 +/- could be tillable production
- 1/2 acre pond which could be expanded to 6-8 acre lake
- 3BR/3.5 BA brick ranch home with unfinished basement and 2 car garage
- Metal outbuilding with shop
- Surrounded by large tracts of land
- Incredible whitetail deer hunting
- Additional rental house on property

PRESENTED BY:



JASON CLEVELAND

Broker/Partner

M: (636) 751-4579

P: (855) 573-5263 x701

jcleveland@trophy.com

PHIL BROWN

Broker/Partner

M: (314) 753-7444

P: (855) 573-5263 x700

philbrown@trophy.com

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



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

Clarksville Missouri Farm/Residence with Majestic Views!

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



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: \$2,773

TAX YEAR: 2017