

# 185 +/- Acre Missouri Hunting/Recreational Property for Sale

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



## PROPERTY ADDRESS:

00 Centenary Road  
 New London, MO 63459

**PRICE:** \$554,075

**ACRES:** 185

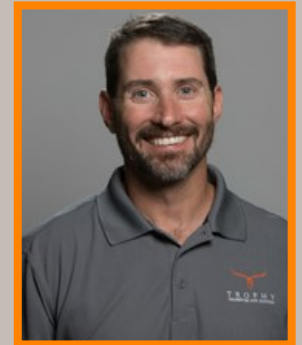
**COUNTY:** Ralls

## PROPERTY HIGHLIGHTS:

- 185 +/- acres
- Beautiful views and abundant wildlife
- No CRP contract after Fall 2020
- 42 acres of open ground for farming or for food plots
- 143.94 acres timber with forestry stewardship plan
- Potential lake site
- Very secluded
- Public water and fiber optic internet available at property
- Great building sites
- Shared road agreement ensuring ownership and good access to property
- 18 minutes from Hannibal, MO
- 44 minutes from Quincy, IL
- Only 90 minutes from Chesterfield, MO

## PROPERTY DESCRIPTION:

185 +/- ac hunting/recreational property well managed for deer & turkeys! Timber stand impvmt done 2017 to improve the timber & habitat for wildlife. Owner does not hunt but has leased for the last 3 yrs w/ strict QDM in place. Lease has expired, & hunting rights will convey. Lg. parcel neighbors w/ low hunting pressure, provides a large deer population & excellent age structure. Perfect wildlife paradise; large block of timber, open ground for food plots, small spring-fed pond, wet weather creek, & brushy south-facing slopes for bedding. Fields are very secluded & cannot be seen from any roads, giving deer ample privacy to feed early. Trail system runs throughout allowing access to hunting areas in all wind directions. Other small game are also prevalent. Minutes from Ted Shanks waterfowl hunting area. Rolling hills offer great views & potential lake & home site to make the perfect yr-round recreational property. Public water, electricity & fiber internet are on property.



## PRESENTED BY:

**JASON CLEVELAND**

**Broker/Partner**

M: (636) 751-4579

P: (855) 573-5263 x701

E: jcleveland@trophyapa.com

**Trophy Properties and Auction**

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com





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

# 185 +/- Acre Missouri Hunting/Recreational Property for Sale

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophy.com](mailto:leads@trophy.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