

40+/- Acres in Benton County, MO

\$172,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

40 Acre Deer Paradise

Location:

- Benton County, MO
- 17+/- Miles East Of Warsaw, MO
- 25+/- Miles East of Truman Dam Access

Coordinates: 38.19972,-93.202

Property Information:

- 40+/- Acres
- Highway V Road Frontage
- Mixture of Hardwoods and Cedar
- 2.8+/- Acres Of Food Plot/Fields
- UTV/ATV Trail System

Property Use:

- Deer Hunting
- Turkey Hunting
- Camping and Trail Riding
- Home/Cabin Site

Tax Information: TBD, the 40 is part of a larger parcel.

H
DIAGRAM
OF THE
STATE OF MISSOURI.

*Townships subdivided in whole or in part are marked S
Townships subdivided under the appropriation of 3^d March
1847 the plats of which have been sent to the Commissioner
of the General Land Office and the Deputies since October 30th
1847 are marked S.
Townships the subdivision of which has been estimated for
under the appropriation of 12th Augst 1850 are marked S.
Townships out of which certain number are to be selected by
The remaining unreserved parts of the State in the North East,
and immediately South of the North boundary as established
by the State Commissioners in 1855 are recommended for
surveying in the estimate of funds for the fiscal year 1856-57.*

*P.B. Conway
Surveyor of the public lands in
the States of Illinois and Missouri.*



CHAD MILLER
LAND SPECIALIST
C: 816-256-1267
O: 769-888-2522
chad@smalltownproperties.com

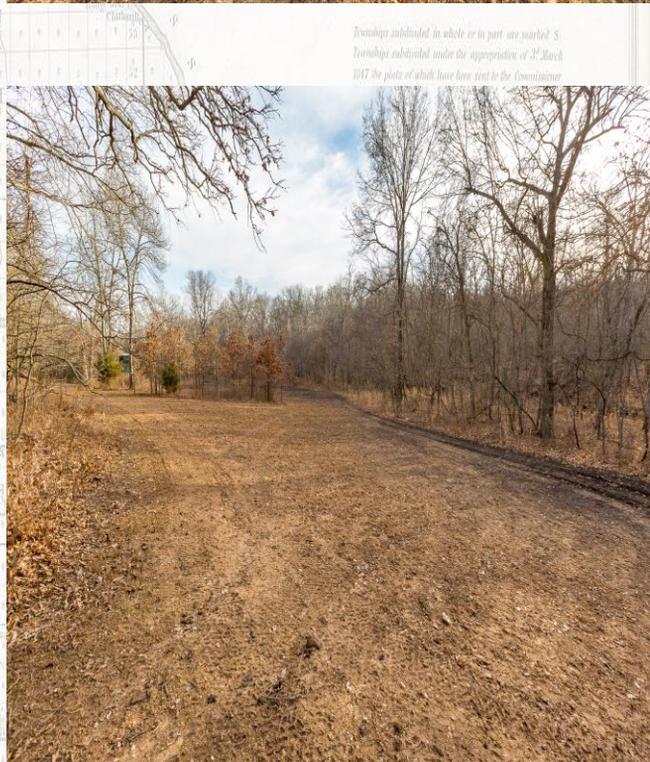
4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



Welcome to the Benton 40. Located 20 minutes east of Warsaw, Missouri, sits 40+/- acres of prime turkey and whitetail country. Nestled at the end of a private drive, this Benton County farm is made of up of hardwoods, open fields and thickets. This tract has it all.



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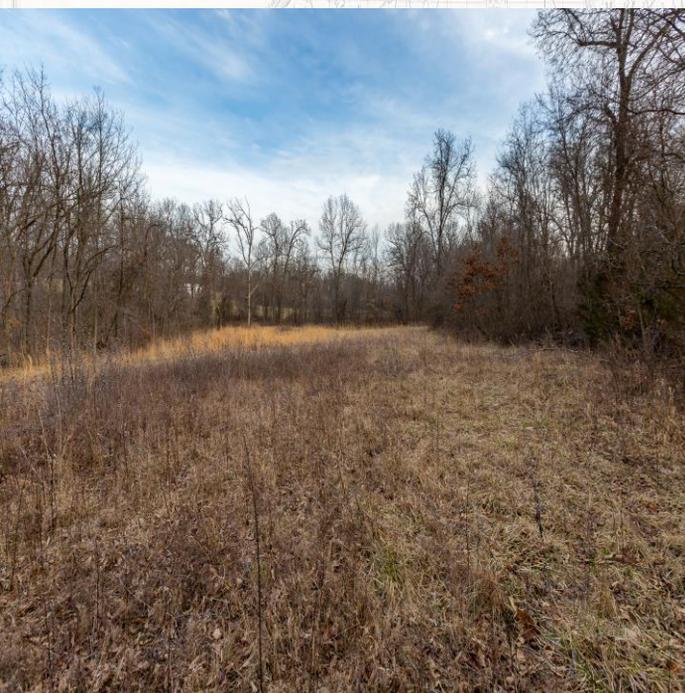
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This property boasts a wet weather creek running down the middle surrounded by food plots, making it a whitetail hotspot. Moving up, out of the creek bottom, you will find a great mix of hardwood timber with cedar trees. On the southwest side of the property is a 1.5 acre thicket that holds bedded deer during the cold winter months. One key ingredient that is often overlooked when it comes to holding wildlife year round is a water source, and this farm has a couple. There is a little water hole located at the north food plot and a pond on the southeast corner of the property. Large amounts of timber surround the property which will provide the opportunity for new bucks to show up during the rut.



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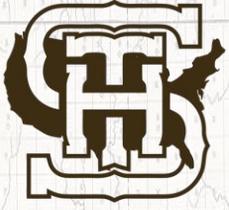
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A property of this size, in this location with recreational opportunities, will offer something for everyone. If owning your own piece of property is something you have been considering, Call Chad Miller to schedule a private showing of the Benton 40 today!



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REVEAL 64F 17C 10/10/2023 18:37:51

- 17+/- Minutes From Warsaw, MO
- 25+/- Minutes From Truman State Park
- Mixed Hardwoods
- 2.8+/- Acres of Food Plots/Fields
- UTV/ATV Trails
- Potential Build Site

Landships subdivided under the appropriation of 31 March 1847 the plots of which have been sent to the Commissioner since October 20th 1847 the subdivision of which has been resumed for under the appropriation of 12th Aug 1860 are marked X. Townships out of which certain number are to be selected by the remaining unsurveyed parts of the State in the North East, and immediately South of the North boundary as established by the State Commissioners in 1855 are recommended for surveying in the estimate of funds for the fiscal year 1856-1857.



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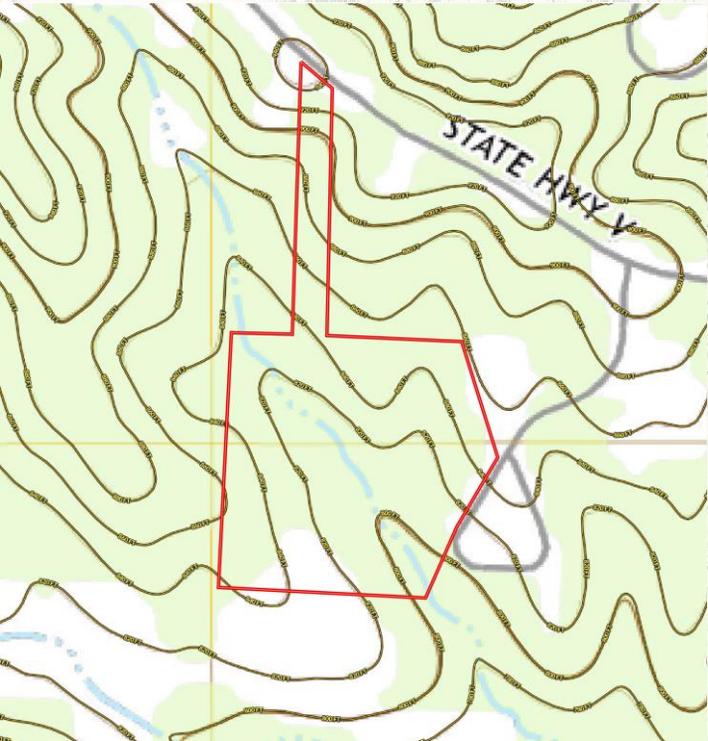
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[Google Map Link](#)

[Interactive Map Link](#)



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