

Property Agent Full

700 River Road, Aarow Rock, MO 65320

MLS#: 2486425 Status: **Active**

Land

Area: 999 - Other Missouri Area

L Price: \$1,250,000

County: Saline, MO

Sub: **Other** Type: **Other, Residential, Rural**
Sec: **36** Twn: **50** Rng: **19W**
Lsz: **268 - Acres** Zoning: **AG**
Frnt Ft:
Legal:

Brk ID: **PRKC**
Agt ID: **WALSBRO**

General Information

Elem:
Sr High:
Buildings: **Garage(s), Residence**
Develop: **Finished Lot(s), Raw Land**
Agriculture: **Other**
Road Type: **Asphalt, Other**
Rd Access:
Sewer: **City/Public**
Live Water:
Lot Desc: **Acreage, City Limits, Treed, Wooded**
Utilities: **Cable TV - Verify, Electricity On-Site, Other, Telephone - Verify**

Middle:
District: **Hardeman R-10**
Sale Opt: **Complete Parcel, Other**
Curr Use: **Other, Recreational, Single Family**
Fence: **None, Other**
Rd Mnt: **Other, Unimproved**

Water: **City/Public**
Imprv: **No Improvements, Other**
Maint Pr:

Listing Office Information

Show: **Appointment Only, Lockbox-Call List Agent, Vacant**
Poss: **Close Of Escrow**
List Type: **Exclusive Right To Sell**
LO: **Platinum Realty**
LA: **Dave Alsbrooks**
Agt Email: **brooks@kansasfarmlease.com**
LA2:
LA Cap: **Designated Agent**
Builder:
Builder Plan:
InternetList: **Yes** Bonus:

List Service: **Full Service**
Spec Conds:
Ofc Ph: **888-220-0988**
Agt Ph: **913-486-4031**
Agt Ph:
Co-op: **913-486-4031**
Spec Docs: **No**
XD:

List Dt: **05/03/2024**
Exp Dt: **12/31/2024**
Ofc Ext:
Ofc Fax: **888-220-0989**
SAC: **0**
BAC: **2**
TBC: **2**
CBO: **Gross Sale Price**
Dual Var Comp:

Remarks & Directions

TURN-KEY Midwest Missouri Trophy Hunting Farm-Located in the Missouri River Bottoms Adjacent to "Big Muddy National Fish And Wildlife Refuge"- 268 Acres of well prepped Whitetail and Wild Turkey River Bottoms Timber -7 Tower Blinds overlook miles of cut shooting lanes and trails-"Private Ownership Road" through locked gate to refuge to "Private Property"-Refuge has over 1800 acres on the "Jameson Island Unit" that is avialble to hunt ect.-This is truly a must see if you are looking for a great hunting farm for your family-AND it comes with a nice residence in town to use as hunting lodge located at the Refuge Entrance-Great Mushroon Hunting-River Access for camping and/or fishing-Waterfowl-Coyotes-Long Range Shooting- Mature Trohpy Whitetail Deer-Wild Turkey.

Private Remarks - Showing Agt Info:

Call Listing Agent for Scheduled Showings Do Not Tresspass

Directions:

700 River Road Arrow Rock Mo 65320 15 miles East of Boonville 100 miles East of KC 150 Miles West of St Louis 150 Miles South Od Iowa 15 miles West of Marshall Mo 45 miles West of Columbia MO 20 minutes off I-70 on Hwy 41 North

Additional Information

Electric:
Till Acres: **0.00**
Crop Acres:
Timber Acres:
Wooded Acres:
Flood Pl: **Yes**
Crops: **None**
Vegetation: **Cleared, Natural State, Wooded- Heavy**
Lake:
Telecom: **Toll**
Owners: **private**
HOA Includes:
Amenities: **Club House, Other, Trails**

Topo: **Bottomland, Level, Other**
Mineral: **All Rights Included**
Pasture Acres:
Waste Acres:
Soil: **Unknown-Verify**
Equipment:
Restrict:
Docs: **CRP, Other**
City Limits: **Yes**
Barns:
Hunting:

Financial Information

Will Sell: **Cash, Conventional**
Tax: **\$1,500** Spc Tax: **\$0** HOA: **\$0** Total Tax: **\$1,500** Earnest Deposit: **Truman Title**
Tax Comm:

Status Change Information

Prev List Pr: Orig LP: **\$1,250,000** Mod Dt: **05/04/2024** Entry Dt: **05/04/2024**
S Brk: Cont Dt:
S Agent: Agency:
Sale Terms: Financial Concessions:
Major Rep: / Incentives:
One Time Showing:

