



# 79.6 Surveyed Acre Diverse Hunting Property for Sale - Macon County

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PROPERTIES AND AUCTION  
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**PRICE REDUCED!**



**PROPERTY ADDRESS:**  
19435 State Hwy 149  
Ethel, MO 63539

**PRICE:** \$409,000  
**ACRES:** 79.6  
**COUNTY:** Macon

**PROPERTY HIGHLIGHTS:**

- 79.6 surveyed acres
- Diverse hunting farm offering excellent bedding & nesting
- Loaded with Deer & Turkey
- Great mix of cedars, brush & hardwoods
- Brush Creek flows through middle of the property
- Pond near the possible building site
- New trails established throughout property
- Food plot in bottom near the creek
- New box blind ready to hunt on the food plot
- Home is approx. 65x30, perfect for hunting camp or storage
- New water lines with county water
- Full bath with hot water on demand
- New gutters
- New steel exterior doors
- New paint
- Septic recently inspected & pumped
- Chimney & woodstove recently inspected
- Foundation wall straightened & waterproofed along w/ new drain tiles
- RV Hookup with water available



**PRESENTED BY:**

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## PROPERTY DESCRIPTION:

Diverse hunting property located near Ethel, MO. This property is great mix of cedars, brush and hardwoods offering excellent habitat for deer, turkey and small game. A perfectly placed food plot is located toward the center of the farm along the creek bottom and surrounded by cover making it a magnet for every deer and turkey on the property! A new box blind set up on the plot ready to hunt. Brush creek runs through the middle of the property offering a water source as well as a great corridor to hunt cruising bucks during the rut. Turkeys were thick this past spring, check out the pics in the plot. New trails have been established and mowed throughout the property. Completing this package, the farm offers a concrete home approx. 65x30 that can be used as a hunting camp or storage. The home is equipped with county water and full bath featuring hot water on demand. Outside the home is a new RV hookup with water. In addition to the building, the property offers a nice build site for a future home or cabin with a pond nearby. Bring your RV or camper and start hunting big bucks this Fall.



MOBILE Farm -2-Food Plot 04/13/24 04:15 PM



MOBILE Farm -2-Food Plot 03/12/24 07:31 AM



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**TROPHY**  
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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