

Pike County Missouri Recreational and Income Producing Land for Sale



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophyproperties.com



PROPERTY ADDRESS:

00 Hwy V
Curryville, MO 63339

PRICE: \$923,000

ACRES: 260

COUNTY: Pike

PROPERTY DESCRIPTION:

260 +/- acres of land for sale in Pike County Missouri has a great source of income and endless recreational potential. The 165 acres currently in production provides a great income and food source for the trophy deer and a large turkey population that Pike County is known for.

The property is loaded with deer and turkeys with 95 acres of timber, three creeks, and 165 +/- acres of crops. With electricity to the property and great road access this property also has endless building sites. The creek bottoms are also full of huge walnut trees. The owner is willing to subdivide the property where the gravel road cuts through the middle.

PROPERTY HIGHLIGHTS:

- 260 +/- acres
- 165 +/- acres tillable producing \$22,000 annually
- 95 +/- acres of timber with mature walnut trees
- Three creeks
- Asphalt & gravel road access
- Electricity available
- Loaded with deer & turkey
- Seller willing to subdivide



PRESENTED BY:

JASON CLEVELAND

Agent

M: 636.751.4579

P: 855.573.5263 x701

jcleland@trophyproperties.com

United Country Trophy Properties
and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.uctpa.com

leads@trophyproperties.com

Pike County Missouri Recreational and Income Producing Land for Sale



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophypro.com



TAXES: \$613

TAX YEAR: 2015

TILLABLE: 165 Acres

TIMBERED: 95 Acres

PASTURED: 0 Acres