

# Chariton County Missouri Income Producing Hunting Farm Near Lake Nehai for Sale

www.TrophyPA.com • 855.573.5263 • leads@trophy.com



## PROPERTY ADDRESS:

00 CR 315A  
Salisbury, MO 65281

**PRICE:** \$688,500

**ACRES:** 270

**COUNTY:** Chariton

## PROPERTY DESCRIPTION:

This 270 +/- acre farm has the diversity that many outdoorsmen spend a lifetime searching for in a hunting tract: big timber, rolling topography, old field habitat for refuge, thick ditches and draws, secluded fields for food plots, pinch points, 5 ponds, 100 tillable acres, a building site, lake site, and exceptional access. The income-producing farm is just two miles from Lake Nehai, an area known for great summertime fun. The rolling hills in this area have a reputation for producing giant whitetails and sustaining a staggering turkey population.

The tract has exceptional development potential for hunting and the opportunity to increase the income production while doing it. The farm has gated, dead-end road access to an old homestead, two barns and an outbuilding. The rolling topography of the west side of this farm has some marketable oak and walnut timber and the open areas have been used for grazing. The east side of the farm lays flatter and has been used for hay production and row crops. The Jones' Branch Creek runs through the east side of the property which contains over 100 acres of productive Class 2 and 3 soils.

There is a beautiful spot for a cabin overlooking a potential site for a 20+ acre lake site that has 226 acres of watershed. Nearly 50 acres of cool-season pastures could be converted to native, warm-season varieties that will greatly enhance the habitat for quail, turkeys, and deer. Currently only 20 acres of ground is in row crop, this could be increased by 75-80 acres. By adding warm season grasses on the west side and increasing the tillable acres on the east side, it will increase the traffic through the pinch points and natural funnels in the center of the farm. There are several ideal stand sites with easy access from the entry point on the south side of the property, making it easy to get in and out undetected.

It's not often a farm with this much income potential has a building site, lake site, big timber, and rolling topography with dead-end road access. The core elements of an exceptional year-round recreational tract are here, the income and development potential is what sets it apart from most other properties on the market.

## PROPERTY HIGHLIGHTS:

- 270 +/- acre hunting property
- Possible cabin and 2+ acre lake sites
- Diverse income producing ground
- Monster North Missouri whitetails & staggering turkey population
- 100 acres of Class 2 & 3 soils
- Big timber, rolling hills & tillable ground



## PRESENTED BY:

**JODY GRAFF**

**Land/Habitat Specialist**

M: 660.973.1606

P: 855.573.5263 x703

jgraft@trophy.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

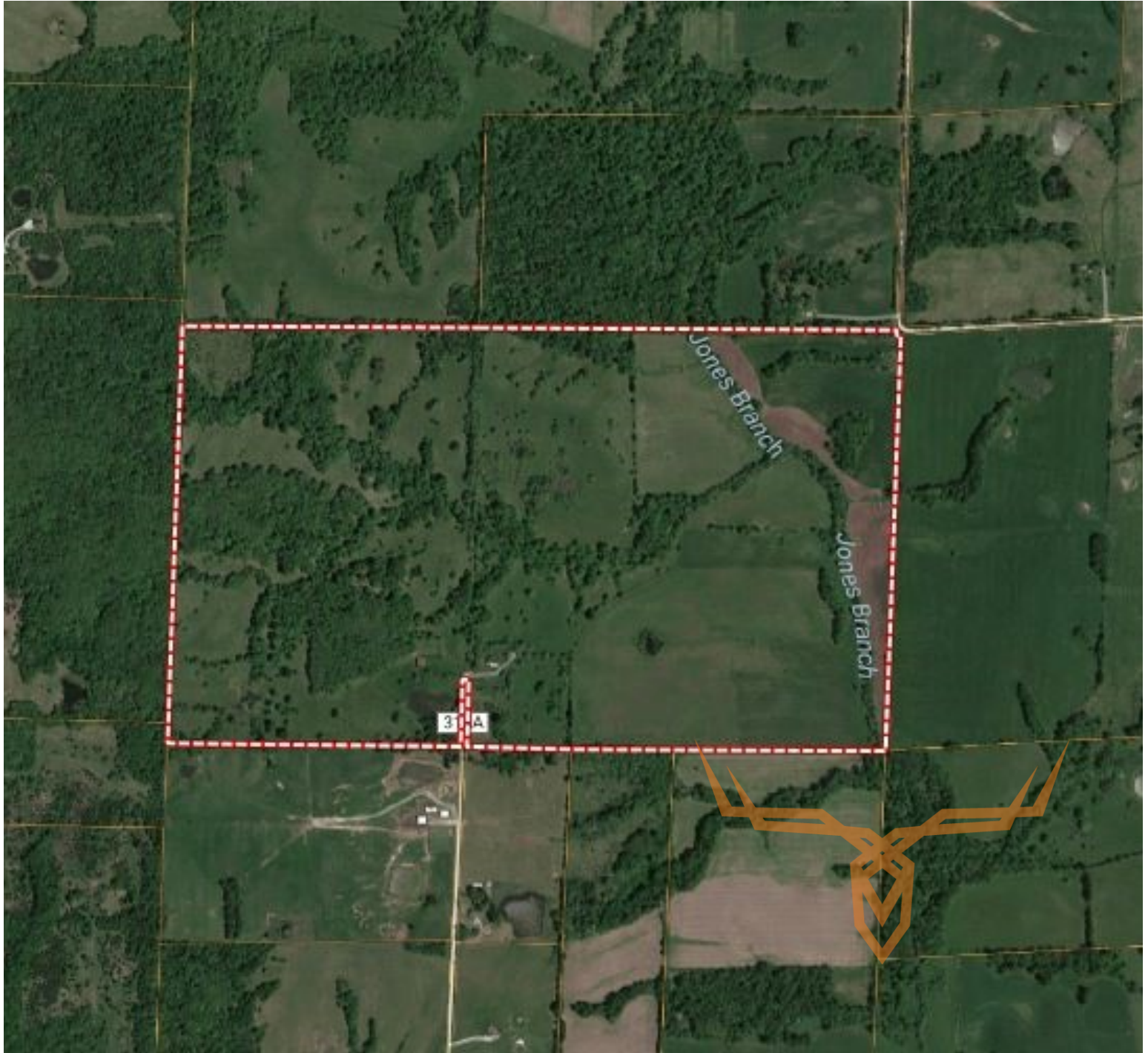
Ballwin, MO 63011

www.Trophy.com

leads@trophy.com

# Chariton County Missouri Income Producing Hunting Farm Near Lake Nehai for Sale

[www.TrophyPA.com](http://www.TrophyPA.com) • 855.573.5263 • [leads@trohypa.com](mailto:leads@trohypa.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

**TAXES:** \$205

**TAX YEAR:** 2016