



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Clark County Missouri Land for Sale

www.TrophyPA.com • (855) 573-5263 • leads@trophyhpa.com



PROPERTY ADDRESS:

00 County Rd. 323
Alexandria, MO 63430

PRICE: \$159,000

ACRES: 35

COUNTY: Clark

PROPERTY HIGHLIGHTS:

- CRP Income
- Potential Waterfowl Development
- Near the Great River National Wildlife Refuge
- Missouri Farmland for Sale
- Missouri Cropland for Sale
- Clark County Land for Sale
- Missouri Land for Sale

PROPERTY DESCRIPTION:

35± acres of productive cropland located near Alexandria just 3 tenths of a mile north of the Great River National Wildlife Refuge – Fox Island Division. The farm currently has 34.2 acres enrolled in CRP paying \$140.48 per acre for annual payment of \$4,804. This contract expires September 30, 2021. There is a possibility to re-enroll the farm in CRP or turn the farm back into crop production.

The potential for waterfowl hunting is tremendous. Just to the north is the confluence of the Des Moines and Mississippi Rivers and just to the south is the confluence of the Fox and the Mississippi Rivers. Then throw in the proximity to the 2,100 acre Fox Island Division which floods periodically and is important to waterfowl and closed to migratory bird hunting you have the perfect recipe for a dynamite waterfowl hunting spot.

2020 real estate tax \$16.62. 2020 Levee District payment \$739.11.



PRESENTED BY:

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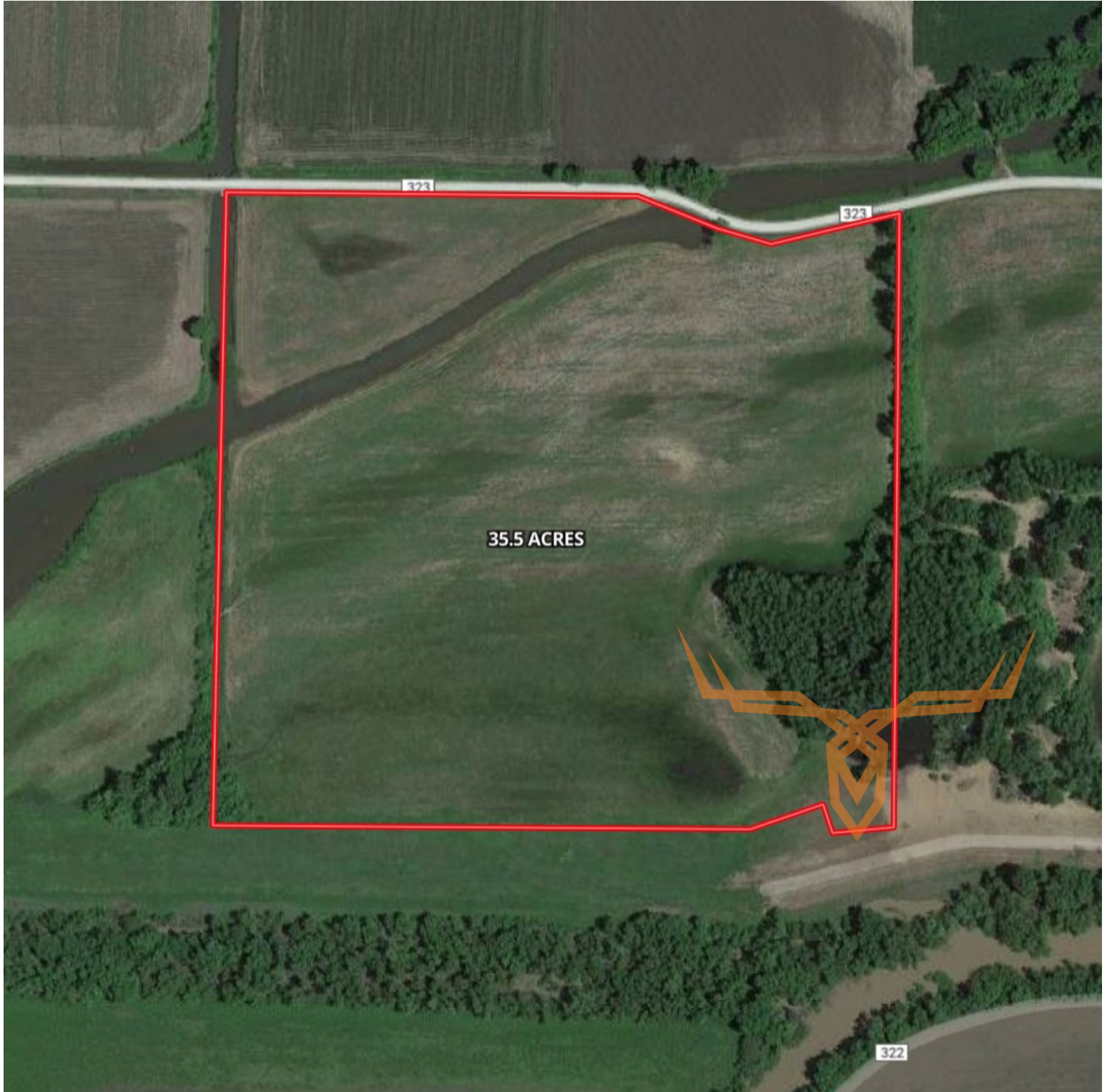
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals