



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

147.6 Surveyed Acres Missouri Hunting Retreat for Sale - Marion County

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

PRICE REDUCED



PROPERTY ADDRESS:

2140 Co. Rd 136
Philadelphia, MO 63463

PRICE: \$1,249,000

ACRES: 147.6

COUNTY: Marion

PROPERTY HIGHLIGHTS:

- 147.6 surveyed acres
- Beautiful custom lodge
- Nearly 1 mile of River Frontage
- Superb hunting on dead end road
- 4 permanent insulated deer stands
- Mature timber
- Secluded

PROPERTY DESCRIPTION:

Your private hunting retreat awaits. This trophy property has it all. The lodge is 8 years old and has everything you could want. Vaulted ceilings give you plenty of room to mount the trophy bucks you are sure to find on this property. There is a wood burning fireplace and open living/kitchen concept. Each of the 4 bedrooms has a private bathroom, and there is an additional guest bathroom. The basement is a full walkout and will give you easy access to the concrete vault room and deer cleaning station located inside.

Step outside onto 147.6 surveyed acres full of game and timber. The property borders the South Fabius River for approximately one mile. This farm is a big buck bedding and travel corridor. Four fully decked out, perfectly located deer stands convey with the sale of this property. Currently, the open ground is mostly CRP on 2 contracts that is paying \$180.50/acre on 67.53 acres until 2028 and \$167.19/acre on 9.82 acres until 2032. CRP payments total \$13,831. A fully stocked pond is a bonus feature. Just ask to feed the fish! The 30' x 64' shed with concrete floor will be the ideal place to keep your toys. This property has everything on your checklist!



PRESENTED BY:

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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



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