



# 155± ACRE HUNTING TRACT - CHARITON COUNTY

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

[www.TrophyPA.com](http://www.TrophyPA.com) | (855) 573-5263 | [leads@trophyapa.com](mailto:leads@trophyapa.com)



**PROPERTY ADDRESS:**

00 Sandbar Lane  
Salisbury, MO 65281

**PRICE:** \$826,270

**ACRES:** 155.9±

**COUNTY:** Chariton

**PROPERTY DESCRIPTION:**

Deer, turkeys, and ducks. In the bottomland hardwoods of North Central Missouri. Incredible hunting potential on this piece of property in Chariton County! Dreaming of owning a farm where you could hunt turkeys, deer and ducks? Here it is.

Over 100 rubs and countless deer trails interlace the tract. In the tillable field along the river, turkey tracks on top of turkey tracks... While taking pictures, six gobblers worked their way across the field to roost in a massive Bur Oak. The waterfowl development is impressive too. With little levee work, you could put over 40 acres of water on the farm. Backing up shallow water under giant pin oaks is what we all dream of.

Farm is 1.5 miles north of Highway 24 on the East side of the Chariton River. 125 acres of mature bottomland hardwood forest dominated by oak species. 20 acres tillable along the river consisting of productive Tice and Dockery soils, has been cash rented for \$150/a for the 2023 planting season. A trail leads from the NE corner of the property through the towering timber back to the SE corner of the tillable field.

**PRESENTED BY:**



**JASON KNEIB**  
Land Specialist  
Licensed in MO

M: (636) 295-7047  
P: (855) 573-5263 x703  
[jkneib@trophyapa.com](mailto:jkneib@trophyapa.com)



**JODY GRAFF**  
Land/Habitat Specialist  
Licensed in MO

M: (660) 973-1606  
P: (855) 573-5263 x703  
[jgraff@trophyapa.com](mailto:jgraff@trophyapa.com)

**TROPHY PROPERTIES AND AUCTION**  
Licensed in MO, KS, IL, IA  
[www.TrophyPA.com](http://www.TrophyPA.com)  
**855-573-LAND (5263)**

Headquarters:  
15480 Clayton Road  
Suite 101  
Ballwin, MO 63011



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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.