



Beautiful 259± Acre Recreational Farm for Sale

- Pike County

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

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



PROPERTY ADDRESS:

23510 Pike 262
Clarksville, MO 63336

PRICE: \$1,877,750

ACRES: 259

COUNTY: Pike

PROPERTY HIGHLIGHTS:

- Gorgeous Farm located in the “Zone” in southern Pike County
- LOCATION - Less than 15 min north of Eolia, 45 min north of Wentzville
- Perfect Layout - The land includes majestic views, tillable land, rolling ridges, creek bottom land
- Approx. 190 open acres, 103+/- tillable currently rented out at \$150/acre, balance in hay ground and pasture
- Ample water on property with Buffalo Creek flowing through farm along with 3 ponds
- Small house currently rented and outbuildings (make a great hunting camp)
- Deep well and electric at the current house
- Excellent hunting and recreational potential, Manage and Hunt Trophy Bucks
- Numerous places to plant food plots
- Multiple building sites with great views for a Weekend Home or Cabin
- Private road runs through the farm providing great access
- No restrictions



PRESENTED BY:

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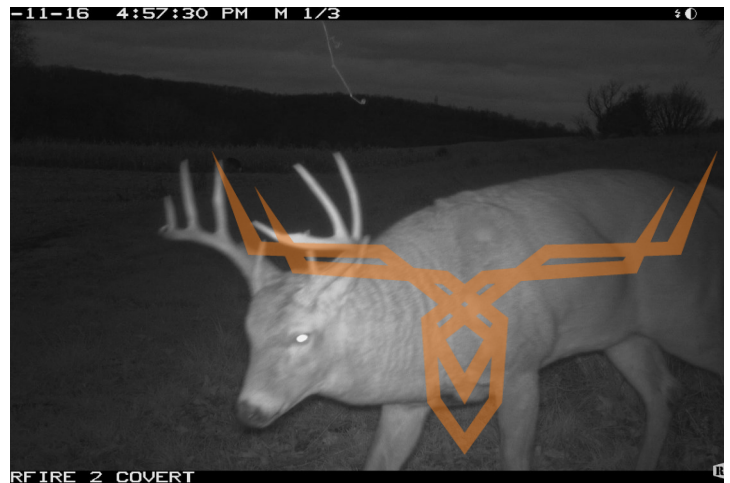
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PROPERTY DESCRIPTION:

SOUTHERN PIKE COUNTY offers some of the finest recreational hunting land in the state, and this 259± acre gem is no doubt a special place. This property lays BIG and features just about everything an outdoorsman could want. The 259± sprawling acres consist of rolling ridges with multiple hilltops with majestic views, tillable land, rolling pastures, and hay ground with the balance in wooded brushy draws. The farm has 190± acres of open ground with 103 acres tillable rented at \$150 per acre. The balance is in hay ground and pasture. The new owner could increase the number of tillable acres by converting some of the pasture to tillable. Numerous food plot opportunities exist as well!! Buffalo Creek flows through the property; this creek is rock bottom and is absolutely beautiful. Along with the creek, the farm features three ponds providing ample water for the wildlife. A small farmhouse with outbuildings sits overlooking a pond. The house would make a great hunting camp or rental. County road dead ends into a private road that runs through the property providing excellent access. Hunt / Fish or enjoy the seclusion this tract offers in Southern Pike County. No restrictions.



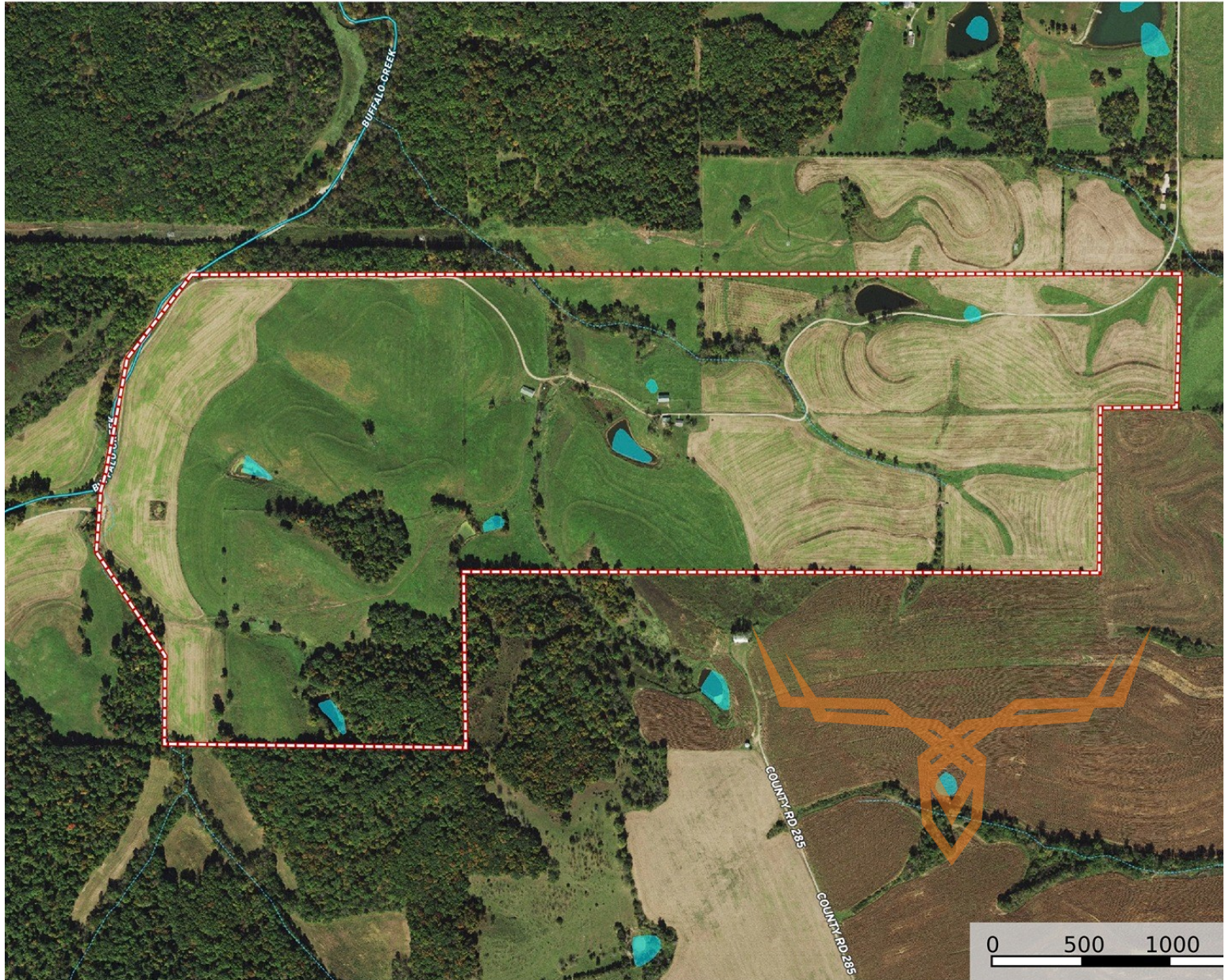
Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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d / Tank Stream, Intermittent River/Creek Water Body

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deemed to be reliable.
Land id™ Services make
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