



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

# 58.38 Acre Missouri Retreat with 2 bed/1 bath cabin for Sale - Adair County

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



## PROPERTY ADDRESS:

23800 Foxtrot Lane  
Kirkville, MO 63501

**PRICE:** \$393,400

**ACRES:** 58.38

**COUNTY:** Adair

## PROPERTY HIGHLIGHTS:

- 6 miles from downtown Kirkville
- Fully Finished functional Cabin
- Pond & Creeks
- Good fencing
- Equestrian friendly
- Fresh Survey
- County Eater & Electric
- Great Hunting
- Multi-purpose Farm
- Easily accessible
- Mature timber
- Fertile fields
- Kirkville Schools
- Great Location

## PROPERTY DESCRIPTION:

Welcome to this incredible 58.38 surveyed acre retreat located just a few miles from Kirkville, MO. This versatile property features a fully finished 2-bedroom, 1-bath cabin that serves as a clean and accommodating haven, along with a poured RV pad and small outbuilding. Whether you're seeking a peaceful weekend getaway or a permanent residence, this one will fit the bill. The cabin's charm is complemented by the scenic beauty and tranquility that surrounds it, making it an ideal spot for those who want to be in nature and live the country lifestyle.

The land is a perfect blend of timber and hay fields, creating a picturesque and functional landscape. The timber fingers and small blocks of timber provide excellent cover and travel corridors for deer, making it a hunter's dream. The lush hay fields, rich with



## PRESENTED BY:

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clover, timothy, orchard grass, and brome grass, have already produced over 70 5x6 bales on the first cutting, generating \$5,800 in extra income with more to be cut. These fields are not only profitable but also versatile, with the potential to be converted into row crops if desired. You will also find ideal locations for food plots, enhancing the property's appeal to wildlife and strategic hunting tactics. Other than a great deer herd, this farm hosts some turkey and a lot of quail in today's world along with an abundance of cotton-tail and other small game.

Water features add to the property's allure, with two creeks winding through the land and a pond providing year-round water for wildlife or cattle. This awesome and affordable tract of land is perfect for a variety of uses, whether you're a die-hard hunter, looking for a tranquil retreat, or wanting to expand your farming portfolio. The property's diverse offerings and prime location make it a valuable and appealing investment for anyone looking to enjoy the best of rural Missouri living.



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

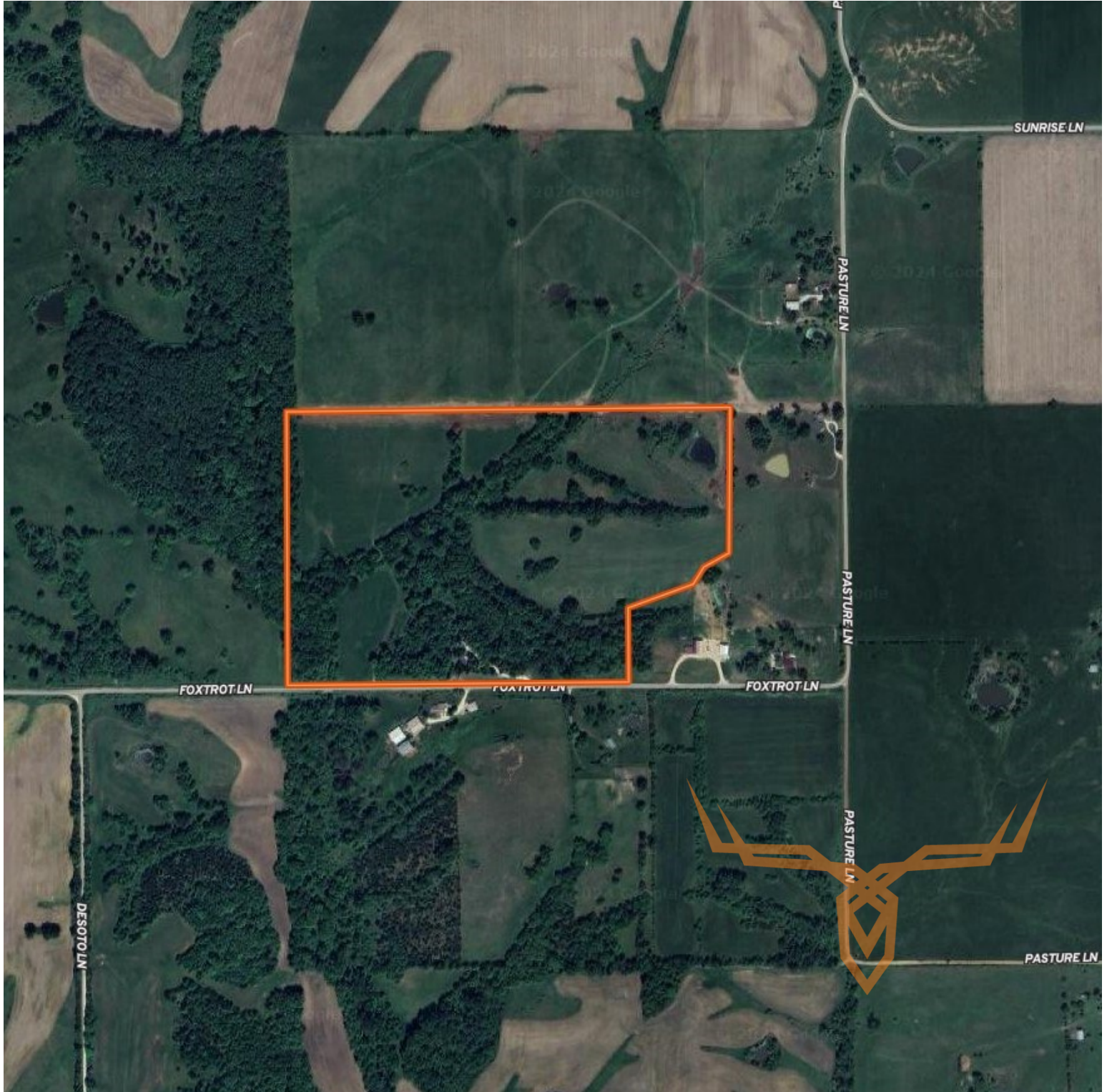




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