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 PROPERTIES AND AUCTION
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Income Producing Tillable and Hunting Ground for Sale - Pike County

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NEW PRICE!



PROPERTY ADDRESS:

00 Hwy AD
 Louisiana, MO 63353

PRICE: \$770,990

ACRES: 94.6

COUNTY: Pike

PROPERTY HIGHLIGHTS:

- 94.6 surveyed acres
- 70± acres productive tillable ground
- Cash rent \$200/acre
- Hunting lease \$4,400/year (open for 2025 season)
- Great hunting
- Banks blind conveys with sale
- Blacktop road frontage
- County water & electric onsite
- Possible building sites with views
- 2 sheds & grain bin
- Trophy deer frequently seen in area
- Potential to convert tillable to switch grass
- Timber to north & west
- No restrictions
- Louisiana schools

PROPERTY DESCRIPTION:

Tillable and Hunting farm with great access off Highway AD in Pike County. Located just north of Louisiana, MO you will find this income producing and hunting farm, a perfect fit for a 1031 exchange or a hunter that likes annual income while packing the ability to hunt. 70+/- acres in productive tillable ground with cash rent paying \$200/tillable acre. Farm will be planted in corn for 2025. Don't let the lack of timber fool you, this farm is set up perfectly to leave standing corn or beans to hunt on Northerly / Westerly winds. Big timber to the north creates the perfect storm to hunt these deer without disturbing



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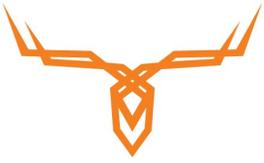
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the bedding area. The farm was in beans in 2024 and it was clear with heavy deer density the bean plots were devoured. Multiple bucks survived and will be in the area for the 2025 season. Turkey hunting is excellent (see trail pics) as it was very common to have several strutters on the cameras in fields during the spring season. The farm could be potentially converted to switch grass for more cover boasting endless opportunities to get creative when setting up food & cover. No restrictions. The farm also features 2 metals sheds good for storing equipment and a grain bin. County water & electric on site. Multiple building sites with views of the pike landscape. Private lane off blacktop rd. Hunt lease is paying \$4,400/year. One Banks hunting blind will convey with sale. 1 hour from Wentzville. **Note: some of the trail pic dates are wrong. All trail pics are from 2023-present.**

Licensed Missouri Real Estate Agent has ownership in this property.

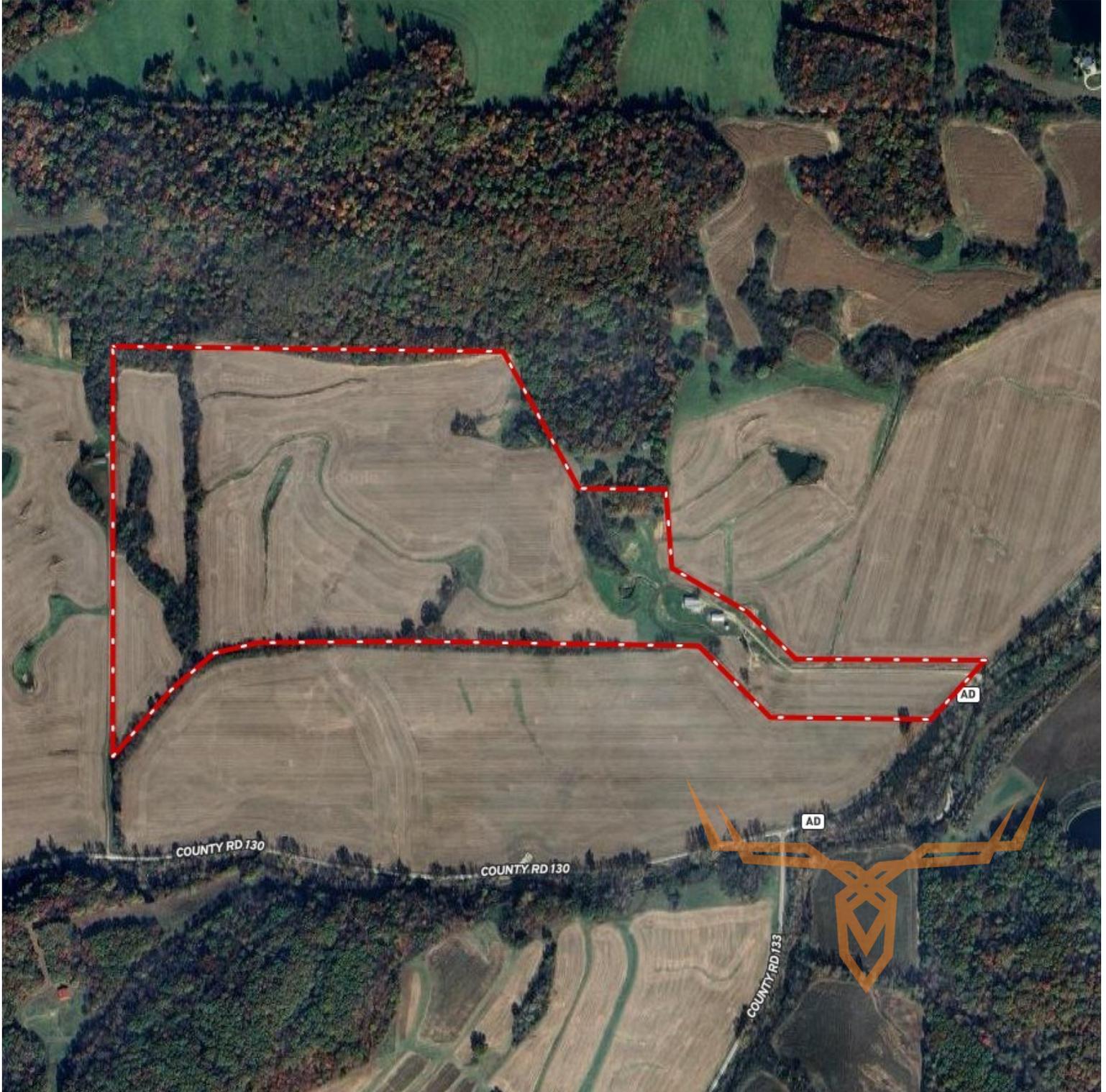




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal