

298 ACRES+/-

GRUNDY COUNTY, MO



Listing Price: \$850,000 or \$2,852/acre

#1870 Keeling Farm

This tract has two large corn fields food plots that total over 10 acres. There are also 2 brand new Banks blinds sitting on these plots that will stay with the property to help you harvest that buck of a lifetime. The property has barely been hunted in the last 3 years and it lies less than one mile from Crowder State Park. The combination of no hunting pressure and the State Park near by makes it easy to see why the big bucks like to utilize this property. It was also selectively logged 2 years ago to help thicken up the timber and allow more deer to bed on the property. With blacktop frontage on 2 sides and 3 different gates to enter the property, your access to sneak in and out is superb.

The property has 52 acres enrolled in CRP that pays \$6,850 per year and there is a small pasture lease that pays another \$500 per year. The property has 2 ponds on it and it has fence on all 4 sides.

- Great Hunting
- Fenced on all sides
- Less than one mile to Crowder State Park
- Roughly 201 acres of timber
- 2 large food plots (equalling over 10 acres)
- \$6,850 in CRP Income

LANDPROZ

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