

**Holt County Recreational/Tillable Bottom
Ground**
Parkstone Drive
Forbes, MO 64473

\$599,750
163 +/- acres
Holt County



Holt County Recreational/Tillable Bottom Ground Forbes, MO / Holt County

SUMMARY

Address

Parkstone Drive

City, State Zip

Forbes, MO 64473

County

Holt County

Type

Farms

Latitude / Longitude

39.870789 / -95.064377

Acreage

163

Price

\$599,750

Property Website

<https://mossyoakproperties.com/property/holt-county-recreational-tillable-bottom-ground-holt-missouri/19964/>



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PROPERTY DESCRIPTION

Mossy Oak Properties of the Heartland - St. Joseph Regional Office presents this unique Holt County Missouri River Bottom Farm that has endless possibilities in that it can be developed into potentially world class waterfowl hunting tract, a Missouri River Retreat with 20 individual lots already surveyed off that could be developed into your own waterfront

Air-BnB or with a little work return the farm to the productive tillable bottom ground it had been before the flood of 2019. Currently approximately 73 acres m/l are planted in soybeans with an additional approx. 40+ acres m/l that could be recovered. This diverse tract is a total of 163 acres m/l and lies in the Forbes, MO bottoms and is currently undeveloped as far as the waterfowl hunting so the new owner could develop to their liking but also offers whitetail deer, turkey, dove, most upland game, along with Missouri River fishing. ... LOTS of deer tracks and seller states it has produced several trophy bucks over the years.

This river frontage property lies just south of Bob Brown Conservation Area & Wolf Creek Bend Conservation Area and is on the flyway travel corridor of migrating waterfowl of all species leaving & entering the confines of the Squaw Creek National Wildlife Area, seeking these bottom land acres for food in their daily journeys from the refuge as well as millions of Snow Geese in the spring migrating back north to their breeding grounds will offer some awesome dry field hunting. There is the old saying that "If you build it they will come" and that is spot on for the potential of this property.

Not many tract such as this come up for sale and this property offers some of Northwest Missouri's finest hunting & fishing while retaining a potential of a sizable income from tillable acres.

Call Brad Morrison or Tyler Derr for more information

Brad - 816-922-9675 Tyler - 816-387-3158



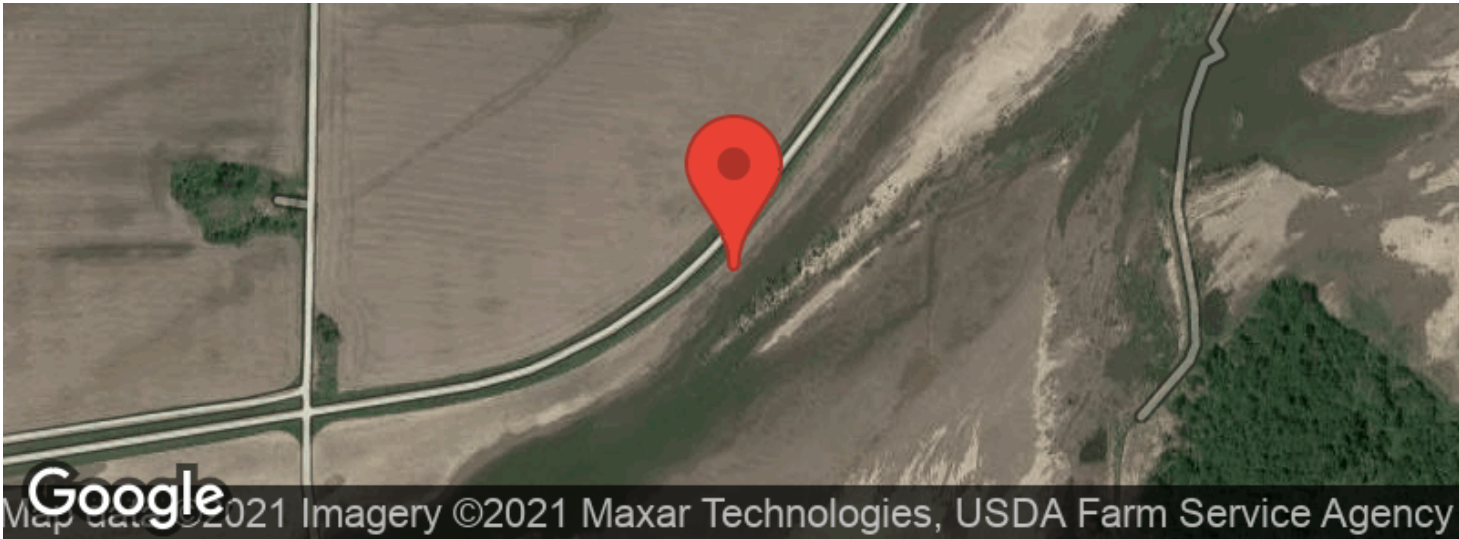
Holt County Recreational/Tillable Bottom Ground
Forbes, MO / Holt County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Saint Joseph, MO 64508

NOTES

MORE INFO ONLINE:

MossyOakProperties.com



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties of the Heartland

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