

**\*\*\*Nodaway County Hunting Acreage\*\*\***

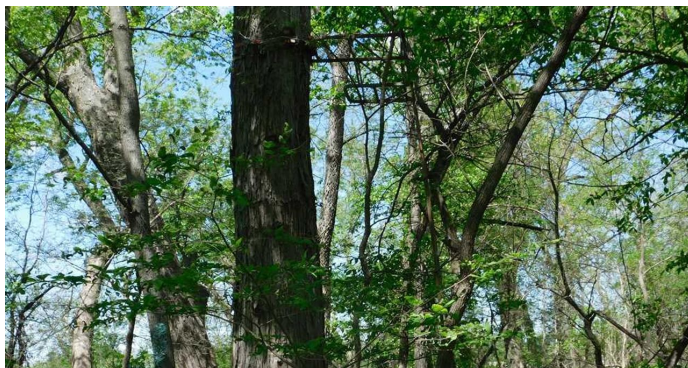
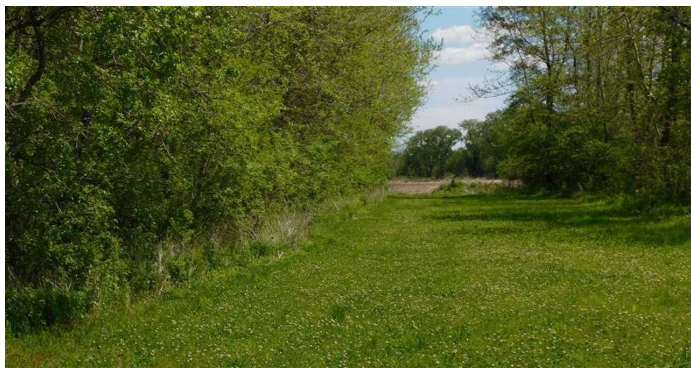
**CATALINA ROAD**

**Burlington Junction, MO 64428**

**\$123,000**

**21 +/- acres**

**Nodaway County**





**\*\*\*Nodaway County Hunting Acreage\*\*\***  
**Burlington Junction, MO / Nodaway County**

---

## **SUMMARY**

**Address**

CATALINA ROAD

**City, State Zip**

Burlington Junction, MO 64428

**County**

Nodaway County

**Type**

Recreational Land

**Latitude / Longitude**

40.4505 / -95.0992

**Taxes (Annually)**

74

**Acreage**

21

**Price**

\$123,000

**Property Website**

<https://mossyoakproperties.com/property/nodaway-county-hunting-acreage-nodaway-missouri/15717/>



**\*\*\*Nodaway County Hunting Acreage\*\*\***  
**Burlington Junction, MO / Nodaway County**

---

**PROPERTY DESCRIPTION**

Trophy Buck Honey Hole located outside of Burlington Junction, MO just a few miles from Iowa line. This property is a magnet for Trophy Bucks in the area running the Nodaway River with a timber strip that runs clear into Iowa! This small but mighty 21 acre property has produced several Pope & Young Trophies and is thick enough to hold them when entering. Seller has developed a couple of food plots planted in whitetail clover that draws in critters and the property is surrounded by cropland. The way this is set up the wind can be used to your advantage when entering to hunt. Seller states that during the rut this property is an absolute magnet and sees several different bucks a day.  
Better hurry on this one!!  
Call Brad at 816-922-9675 or Bob at 816-262-4540 for more info.





**\*\*\*Nodaway County Hunting Acreage\*\*\***  
**Burlington Junction, MO / Nodaway County**

---

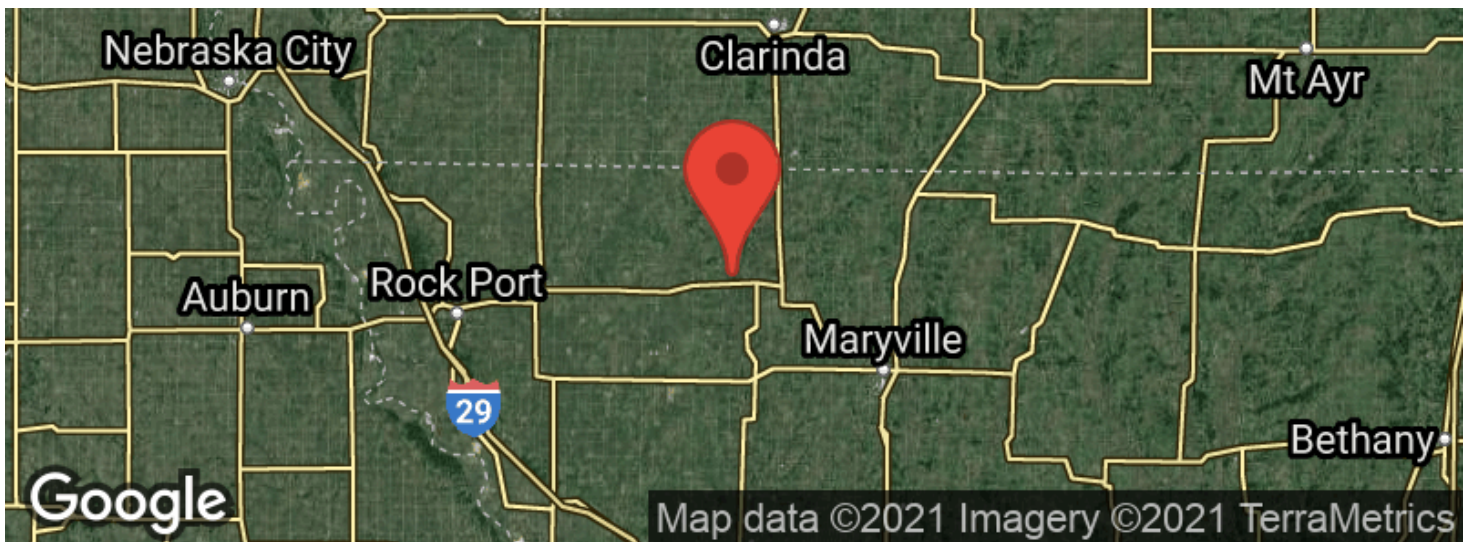
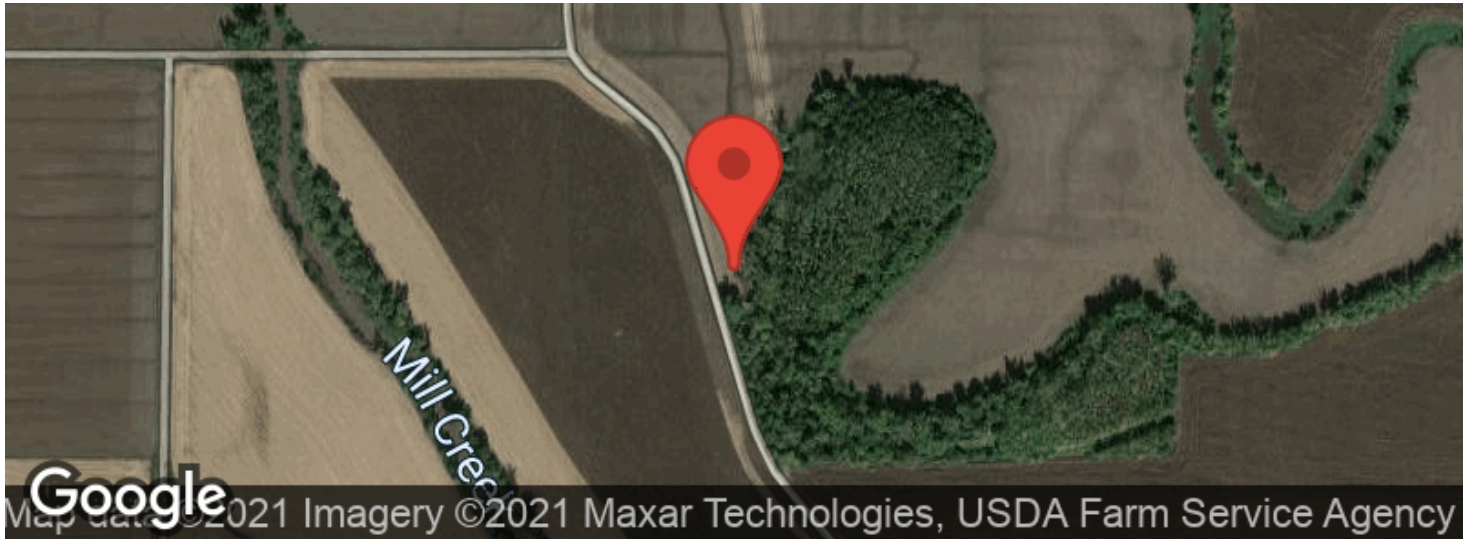




## Locator Maps



## Aerial Maps



\*\*\*Nodaway County Hunting Acreage\*\*\*  
Burlington Junction, MO / Nodaway County

---

**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Brad Morrison

**Mobile**

(816) 922-9675

**Office**

(816) 259-5104

**Email**

[bmorrison@mossyoakproperties.com](mailto:bmorrison@mossyoakproperties.com)

**Address**

3709 A Mitchell Avenue

**City / State / Zip**

Saint Joseph, MO, 64508

---

**NOTES**

---

---

---

---

---

---

---



[illegible]



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

**(479) 527-0326**

**MossyOakProperties.com**

---

