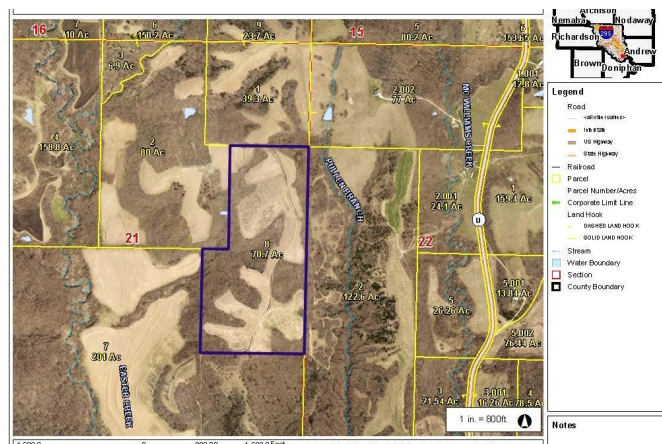


**RARE Holt County Hidden Gem**  
Traders Rd  
Oregon, MO 64473

**\$269,500**  
70 +/- acres  
Holt County





## RARE Holt County Hidden Gem Oregon, MO / Holt County

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### **SUMMARY**

**Address**

Traders Rd

**City, State Zip**

Oregon, MO 64473

**County**

Holt County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Farms

**Latitude / Longitude**

39.9136222 / -95.0525187

**Acreage**

70

**Price**

\$269,500

**Property Website**

<https://mossyoakproperties.com/property/rare-holt-county-hidden-gem-holt-missouri/22925/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

## **RARE Holt County Hidden Gem Oregon, MO / Holt County**

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### **PROPERTY DESCRIPTION**

\*\*\*Price Improvement Jan 2022 \*\*\* These days a property like this is very tough to find, RARE some may say! 70 +/- acres secluded in Holt County Missouri consisting of a good 50/50 ratio of timber and CRP. The roughly 35 acres of CRP has been managed and properly maintained making it some of the most immaculate CRP we have seen recently! Bringing in \$6,445 annually from this CRP contract, which is good through 2023, this property provides a good ROI for a high-quality recreational piece of ground. The mature timber consists of a good mix of Elm, Cedar, Oak and Walnut. We can walk you right to the best Elm trees come Spring where we are sure there will be plenty of morel mushrooms. Be sure to take a look at the images that show the views from the highest open ridges overlooking the Missouri River bottoms. Great proximity from Saint Joseph and even Kansas City with easy access to Traders Road. In addition, there are multiple Missouri State managed wildlife areas such as Honey Creek and Monkey Mountains that provide additional hunting opportunities within minutes from this property. This area is known for monster whitetails being harvested and a healthy population of wild turkey and other small game. Parcels this size are few and far between, don't miss your chance to own your own piece of Holt County's finest recreational land!

Property is gated at the entrance and any interested parties or buyer's agents will need to call Listing agents to schedule a showing as well as showing instructions.

Call for a Private Showing!!!

**MORE INFO ONLINE:**

**[MossyOakProperties.com](http://MossyOakProperties.com)**



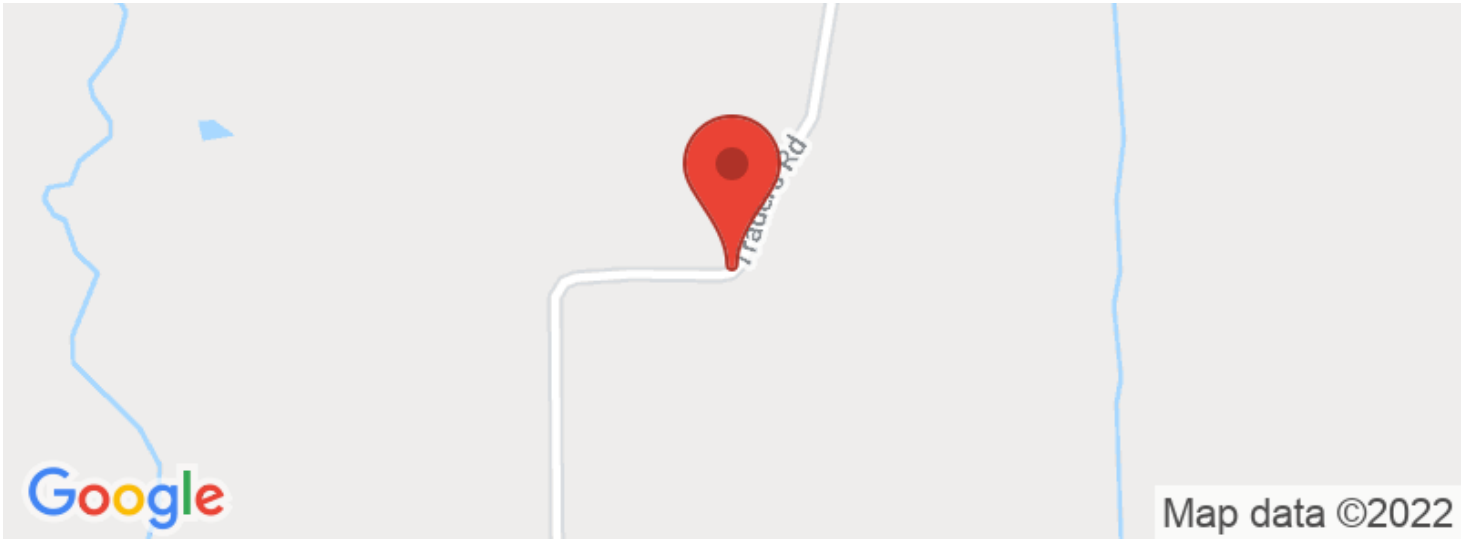
**RARE Holt County Hidden Gem**  
**Oregon, MO / Holt County**

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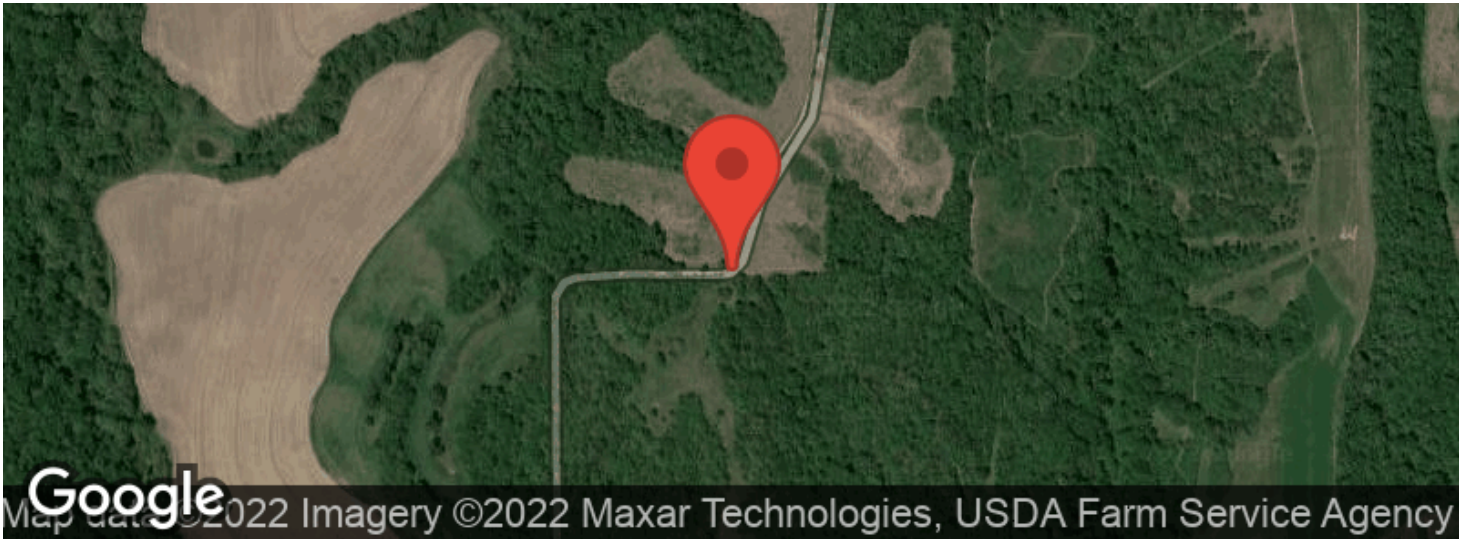




# Locator Maps



# Aerial Maps





**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

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**NOTES**

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## **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.



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**Mossy Oak Properties of the Heartland**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

**(479) 527-0326**

**MossyOakProperties.com**

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