

160 m/l Acres in Harrison County, Mo  
Pasture, Hunting, Recreational, Income  
W 130th Ave  
Hatfield, MO 64458

**\$799,500**  
160± Acres  
Harrison County



## 160 m/l Acres in Harrison County, Mo Pasture, Hunting, Recreational, Income Hatfield, MO / Harrison County

---

### **SUMMARY**

**Address**

W 130th Ave

**City, State Zip**

Hatfield, MO 64458

**County**

Harrison County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

40.511873 / -94.175026

**Acreage**

160

**Price**

\$799,500

**Property Website**

<https://mossyoakproperties.com/property/160-m-l-acres-in-harrison-county-mo-pasture-hunting-recreational-income-harrison-missouri/27129/>



## 160 m/l Acres in Harrison County, Mo Pasture, Hunting, Recreational, Income Hatfield, MO / Harrison County

---

### **PROPERTY DESCRIPTION**

UNDER CONTRACT!! 160 acres +/- in NW Harrison County, just east of Allendale, Mo approx. 7-10 miles and west of Hatfield, Mo 1.5 miles. This property is located approx. 4-5 miles south of Iowa Line. This property is currently rented as pasture with 1 main timbered draw running up the middle of it as wildlife travel corridors and bedding area. Pond as water source and stocked with fish.

Quiet area and plenty of bedding cover for all the wildlife in the timber, draws, farmed ground & CRP in the surrounding areas. Property entrance is 3/4 mile of Hwy 46 on a gravel road. 1 pond on the property, Multiple spots to setup permanent blinds with plenty of trees in the main to add tree stands for hunting. Great Chance to own 160 acres of mixed use recreational, hunting, natural timbers, row crop for all the wildlife to thrive in. You will find all the deer, turkey, small game and fishing on and around property you want. This farm could be setup as nice hunting property with a little effort towards making it hunting property. Endless Potential with this farm...

="d19de">

="d19de">

This property is located Near Hatfield, Mo just south of Iowa line

:FSA shows cropland acres 129+/- that could potentially be farmed or put into any seeding of choice

:Current income of property is pasture rent & could also generate income with hunting lease if desired.

:Quiet rural area

:Great Hunting in the surround area

:Water source on property for wildlife or cattle

:Road borders east side of property

:1/2 mile new fence along the east property line, along road (New Barbed wire fence is being put in this spring by seller)

:Great location to build a house or cabin

Call or Text Brandon TODAY!! [660-654-4617](tel:660-654-4617)



**160 m/l Acres in Harrison County, Mo Pasture, Hunting, Recreational, Income  
Hatfield, MO / Harrison County**

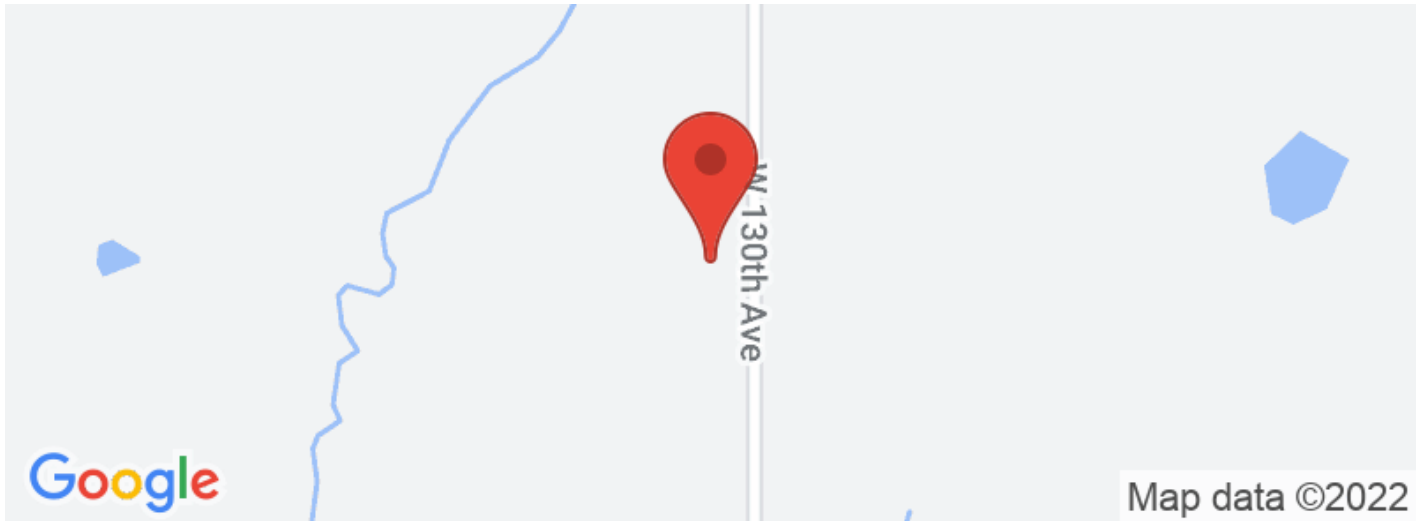
---



160 m/l Acres in Harrison County, Mo Pasture, Hunting, Recreational, Income  
Hatfield, MO / Harrison County

---

## Locator Maps



160 m/l Acres in Harrison County, Mo Pasture, Hunting, Recreational, Income  
Hatfield, MO / Harrison County

---

## Aerial Maps





**160 m/l Acres in Harrison County, Mo Pasture, Hunting, Recreational, Income  
Hatfield, MO / Harrison County**

---

**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Brandon Dunfee

**Mobile**

(660) 654-4617

**Email**

bdunfee@mossyoakproperties.com

**Address**

3131 North Belt Highway

**City / State / Zip**

Saint Joseph, MO 64506

---

**NOTES**

---

---

---

---

---

---

---

## 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**

---



**MORE INFO ONLINE:**

**MossyOakProperties.com**