

**Under Contract!! 40+/- acres Hunters  
Dream in Worth County  
Country Rd - Pecan trail N  
Grant City, MO 64456**

**\$192,000**  
40 +/- acres  
Worth County





## Under Contract!! 40+/- acres Hunters Dream in Worth County Grant City, MO / Worth County

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### **SUMMARY**

**Address**

Country Rd - Pecan trail N

**City, State Zip**

Grant City, MO 64456

**County**

Worth County

**Type**

Hunting Land, Farms, Undeveloped Land,  
Timberland

**Latitude / Longitude**

40.53812 / -94.33860

**Acreage**

40

**Price**

\$192,000

**Property Website**

<https://mossyoakproperties.com/property/under-contract-40-acres-hunters-dream-in-worth-county-worth-missouri/20556/>



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### **PROPERTY DESCRIPTION**

Under Contract-Pending!! This is chance to own a spectacular Secluded Hunting Property consisting of 40+/- acres NE of Grant City, Missouri. This property offers tremendous deer, turkey and predator hunting, with the secluded area and access. Quiet area and plenty of bedding cover for all the wildlife in the timbers & crp, with food plot areas designated. Property entrance is at the end of a dead end road/path, to access the property. 1 pond on the property, Multiple spots to setup permanent blinds with plenty of trees to add tree stands anywhere you want. This property has a small creek system running through it. Property is made up of 23.94 +/- acres of crp with a mixed use recreational, hunting, natural mature timberland 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 property is located in Worth County, near Grant City Missouri

:Mature Timber -never known to be logged

:VERY Secluded

:Great Hunting

:Whitetail deer sign all over property

:Water source in middle of property

:No roads around Property

:CRP Income \$2885 Thru:9/30/22

Call or Text Brandon TODAY!! 660-654-4617





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**Grant City, MO / Worth County**

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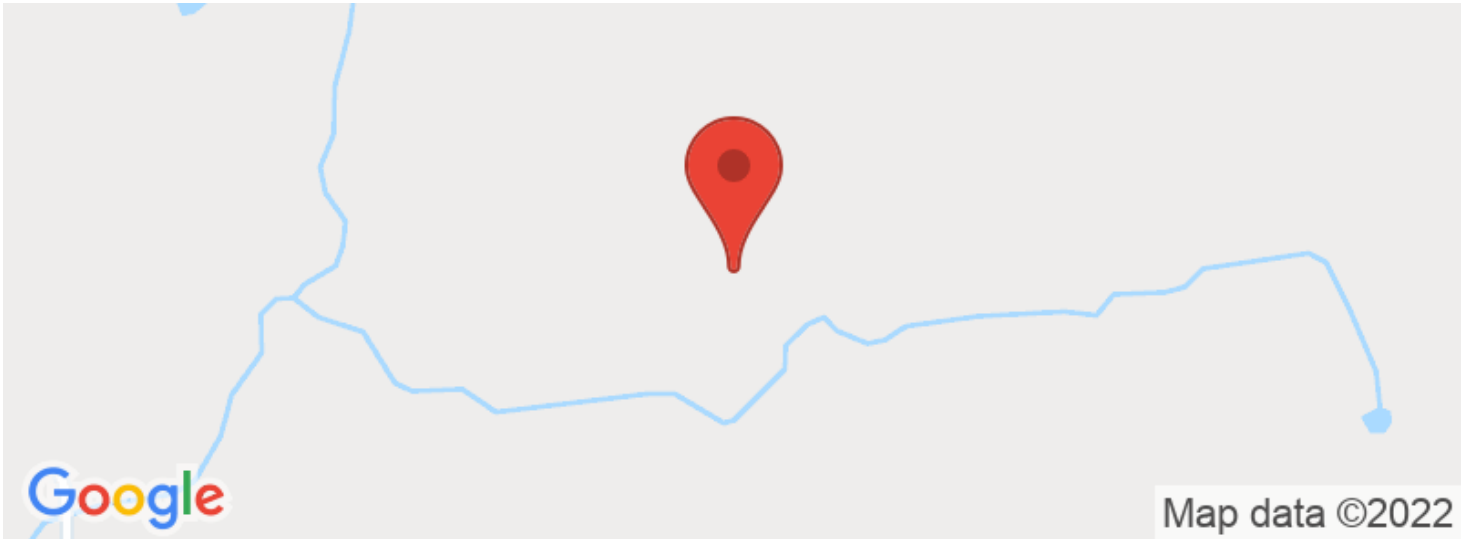




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# Locator Maps



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# Aerial Maps





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Grant City, MO / Worth County

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**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

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**NOTES**

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## 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**

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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