

Highway 13 Tillable/Rec Farm
Hwy 13
Chilhowee, MO 64733

\$846,400
124± Acres
Henry County



Highway 13 Tillable/Rec Farm Chilhowee, MO / Henry County

SUMMARY

Address

Hwy 13

City, State Zip

Chilhowee, MO 64733

County

Henry County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.545 / -93.7565

Acreage

124

Price

\$846,400

Property Website

<https://arrowheadlandcompany.com/property/highway-13-tillable-rec-farm-henry-missouri/99031/>



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PROPERTY DESCRIPTION

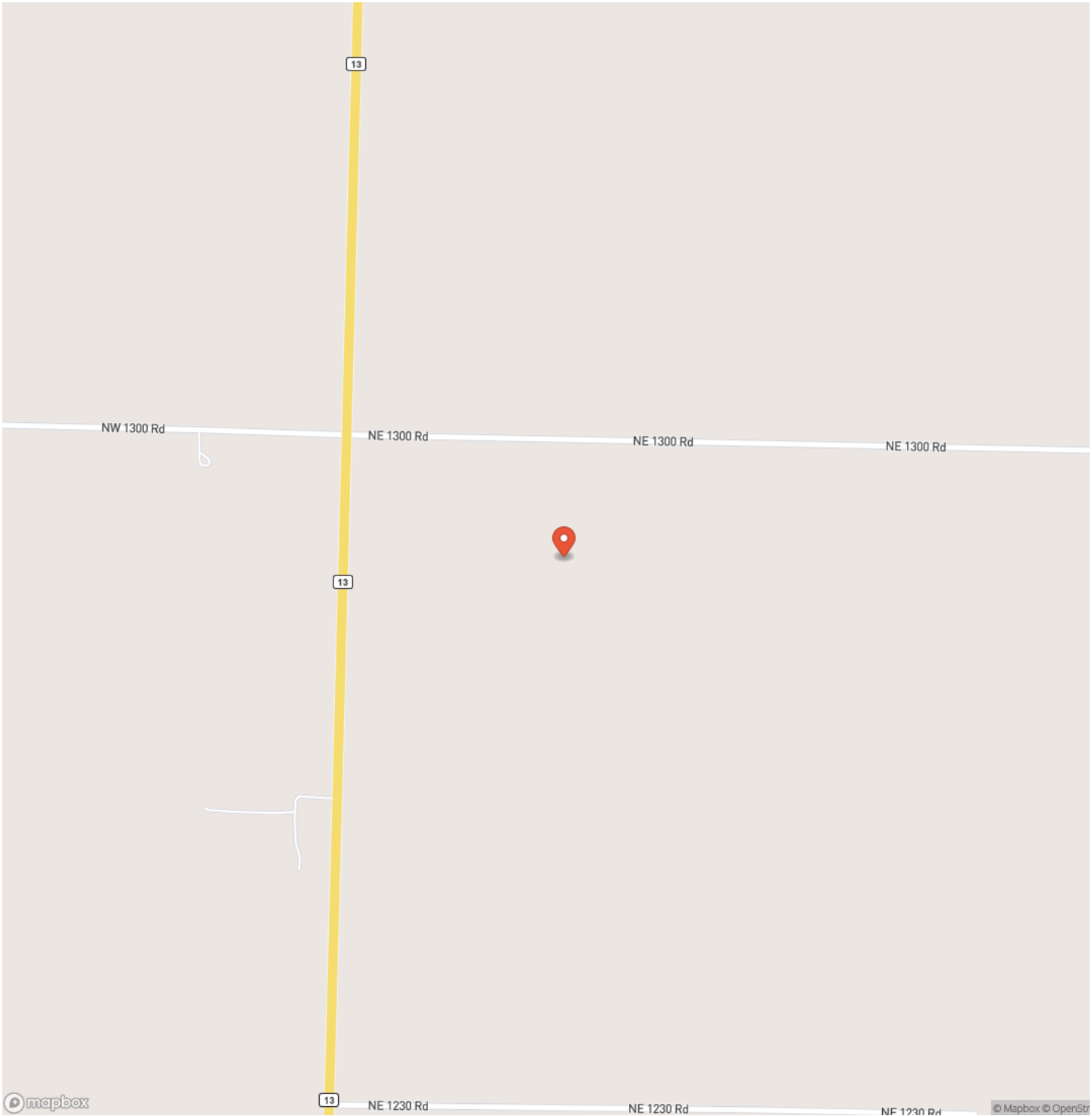
This 124 ± acre property in Henry County, Missouri offers an excellent combination of productive farmland and quality recreational ground! Approximately 80 ± acres are tillable with good soil and were in soybean production this year that produced strong yields. Recent dirt work has been completed to ensure proper drainage, enhancing long-term productivity and ease of farming. The remaining acreage consists of wooded cover featuring mature, acorn-producing oak trees and thick habitat, creating an ideal environment for whitetail deer and other wildlife. A creek runs through the timber on the north side, providing a natural water source and additional recreational appeal. With both highway and gravel road frontage, this property offers convenient access for farming equipment and multiple entry points. Located just 15 ± minutes from Clinton and 20 ± minutes from Warrensburg, it makes a great addition to an existing farming operation, a strong investment tract, or an excellent hobby/hunting farm! Contact the listing agent for information on any current leases. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Trey Broker at [\(816\) 914-2201](tel:8169142201). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries. *Map coming soon.



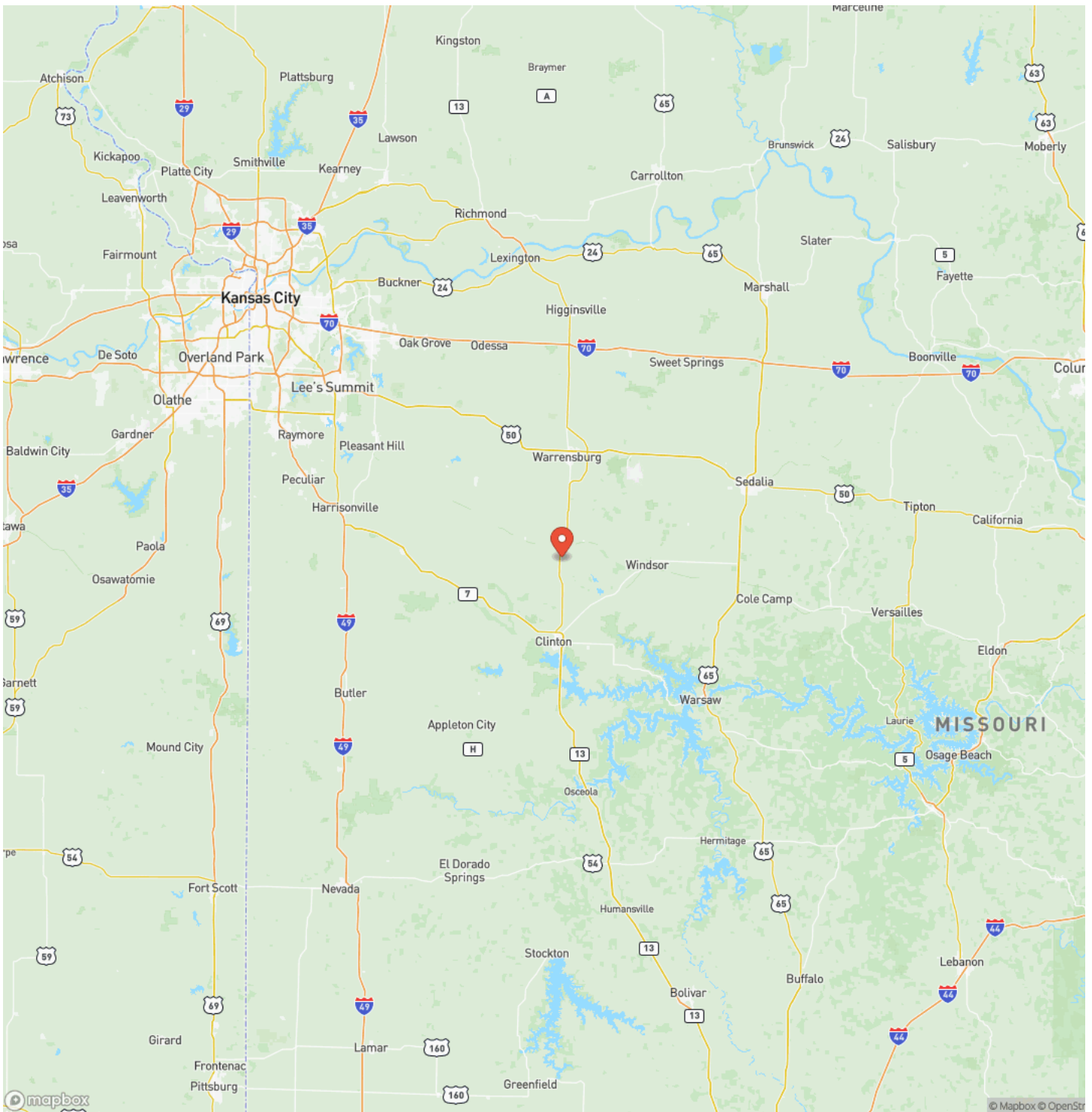
Highway 13 Tillable/Rec Farm
Chilhowee, MO / Henry County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Broker

Mobile

(816) 914-2201

Email

trey.broker@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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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.

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