

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

**\$864,000**  
120± Acres  
Henry County



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

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### **SUMMARY**

**Address**

Hwy 13

**City, State Zip**

Chilhowee, MO 64733

**County**

Henry County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

38.544206 / -93.756529

**Acreage**

120

**Price**

\$864,000

**Property Website**

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



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### **PROPERTY DESCRIPTION**

This 120 ± 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.



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



## Locator Map

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## Locator Map

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## Satellite Map

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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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