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

$864,000
120± Acres
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
38.544206 / -93.756529

Acreage
120

Price
$864,000

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







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 .

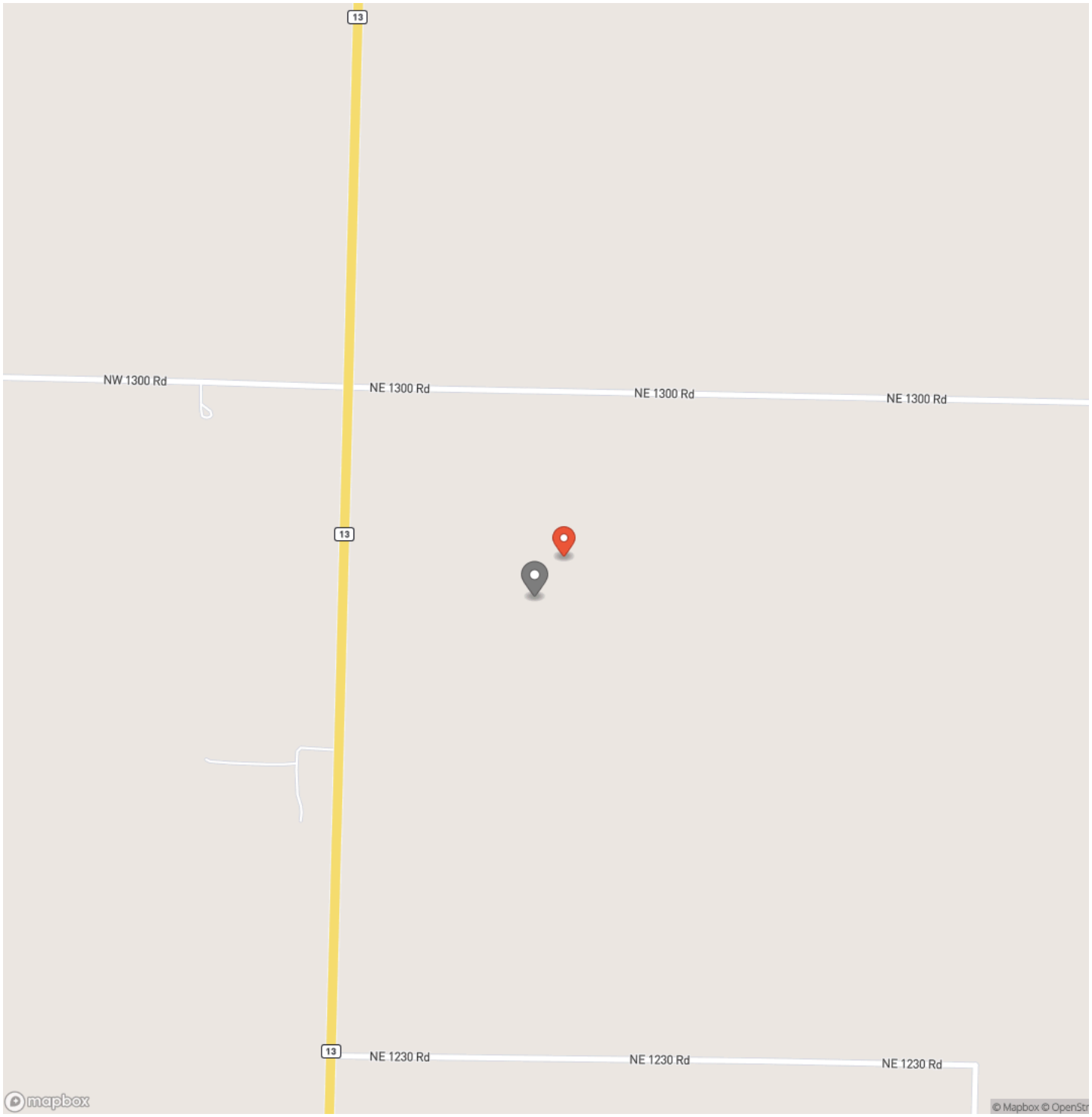
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



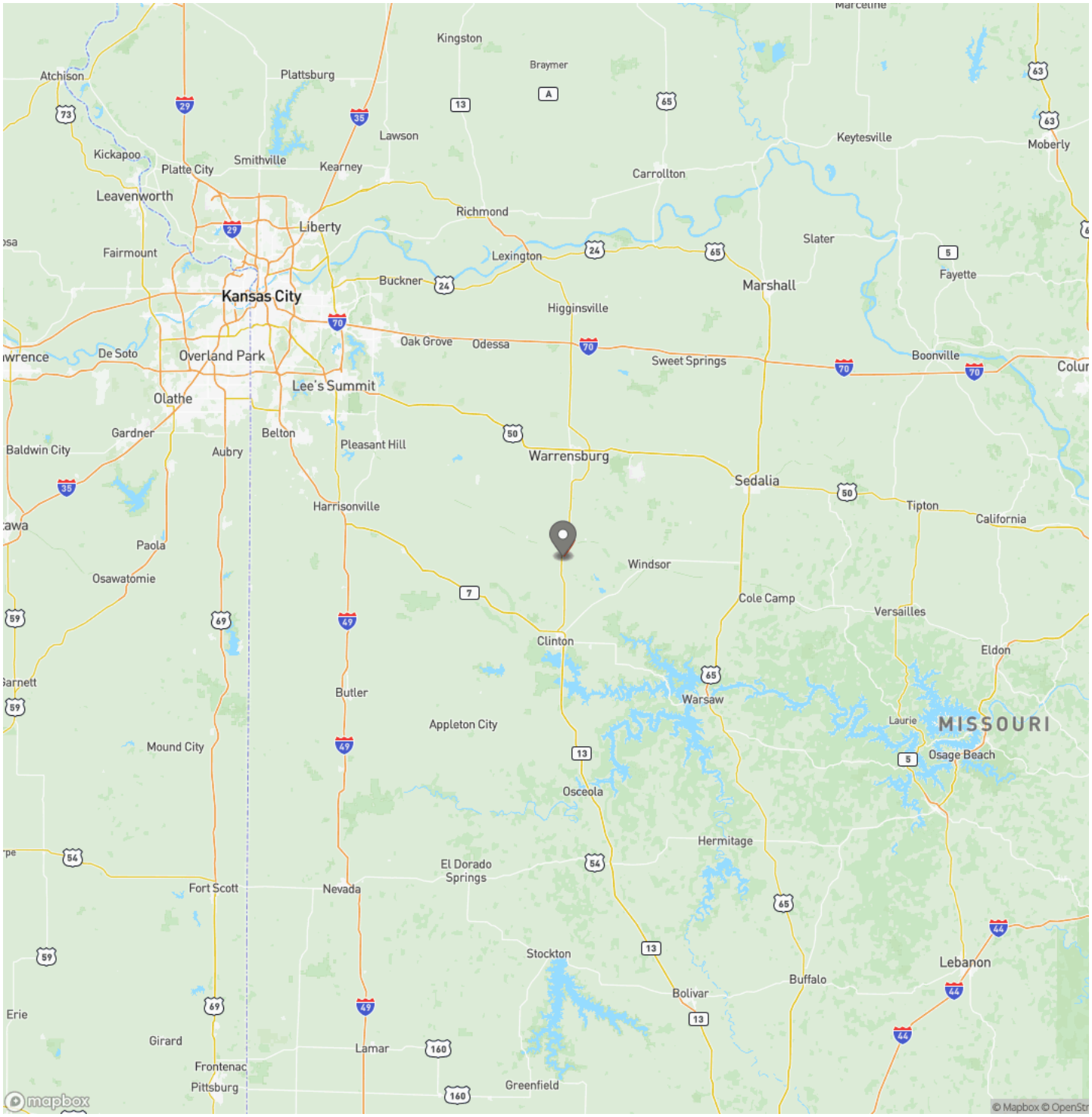





Locator Map


13
NW 1300 Rd
NE 1300 Rd
NE 1300 Rd
NE 1300 Rd
13
13
NE 1230 Rd
NE 1230 Rd
NE 1230 Rd
mapbox
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Locator Map


Kingston
Braymer
Atchison
Plattsburg
Lawson
Keytesville
Moberly
Kickapoo
Platte City
Smithville
Kearney
Carrollton
Leavenworth
Richmond
Liberty
Fairmount
Lexington
Slater
Fayette
Buckner
Marshall
Kansas City
Higginsville
Oak Grove
Odessa
De Soto
Overland Park
Sweet Springs
Boonville
Lee's Summit
Olathe
Gardner
Belton
Pleasant Hill
Baldwin City
Aubry
Warrensburg
Sedalia
Harrisonville
Tipton
California
Paola
Windsor
Osawatomie
Cole Camp
Versailles
Clinton
Eldon
Butler
Warsaw
Appleton City
Laurie
MISSOURI
Mound City
Osage Beach
Osceola
Hermitage
El Dorado Springs
Fort Scott
Nevada
Stockton
Lebanon
Buffalo
Bolivar
Erie
Girard
Lamar
Frontenac
Pittsburg
Greenfield
mapbox

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Trey Broker

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(816) 914-2201

Email
trey.broker@arrowheadlandcompany.com

Address

City / State / Zip
Lee's Summit, MO 64063

NOTES

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DISCLAIMERS

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