

**Chariton County Bucks & Ducks**  
Highway 24  
Keytesville, MO 65261

**\$798,000**  
220± Acres  
Chariton County



**Chariton County Bucks & Ducks**  
**Keytesville, MO / Chariton County**

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**SUMMARY**

**Address**

Highway 24

**City, State Zip**

Keytesville, MO 65261

**County**

Chariton County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

39.4344 / -92.954

**Taxes (Annually)**

227

**Acreage**

220

**Price**

\$798,000

**Property Website**

<https://livingthedreamland.com/property/chariton-county-bucks-ducks-chariton-missouri/39304/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## Chariton County Bucks & Ducks Keytesville, MO / Chariton County

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### **PROPERTY DESCRIPTION**

Check out this action packed 220 acres located right outside Keytesville, MO! Not many properties offer a combination of waterfowl hunting along with deer hunting at the level this property does. Approx 9ac of flooded duck ponds offer some of the best duck hunting around. This property is also a stellar hunting tract as I jumped many deer & turkey while walking it. The entire north line borders the Mussell Fork River and has tons of deer trails coming into the property. There is food to the north and food to the south with 220ac being the largest wooded tract around offering great bedding for the deer. This property is enrolled in a WRP program through conservation. There is approx \$160,000 gross timber on the property that can be timbered with verification from forester on which trees can be harvested. You have to come check this one out to see how diverse it really is, as it offers a little bit of everything. Not to mention the mushroom hunting!

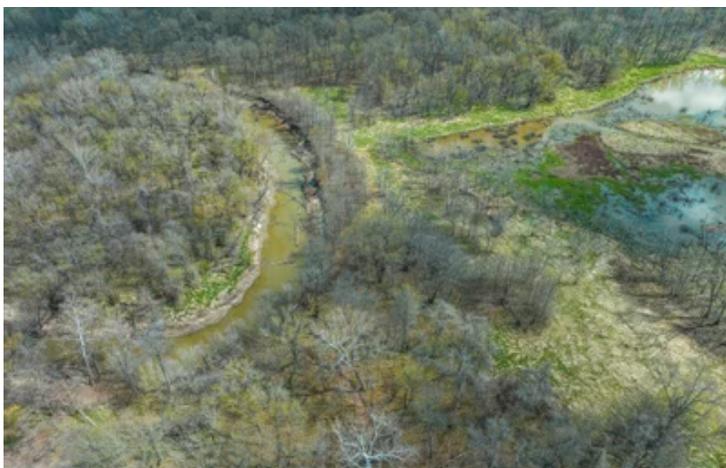
**MORE INFO ONLINE:**

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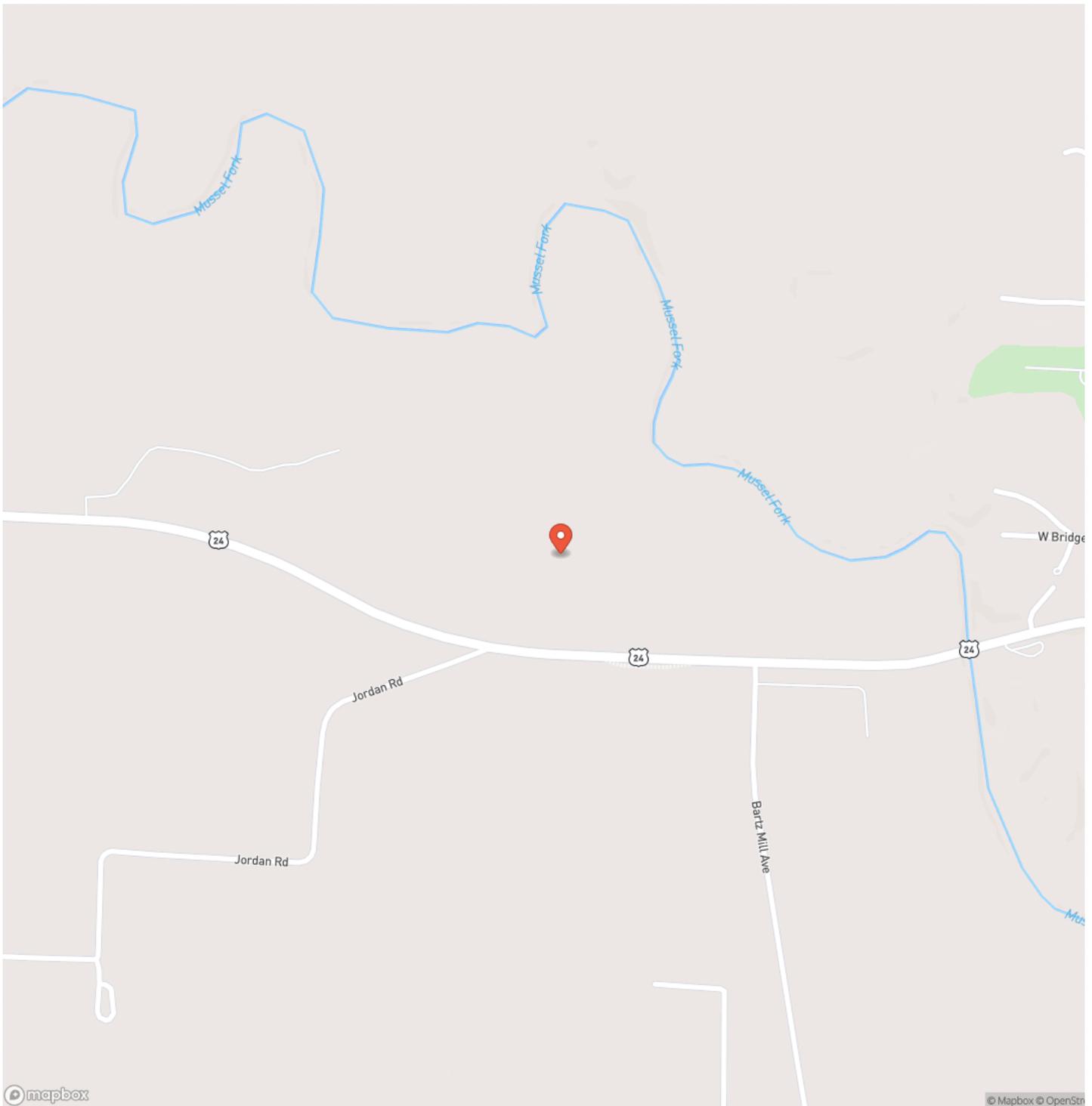
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## Locator Map

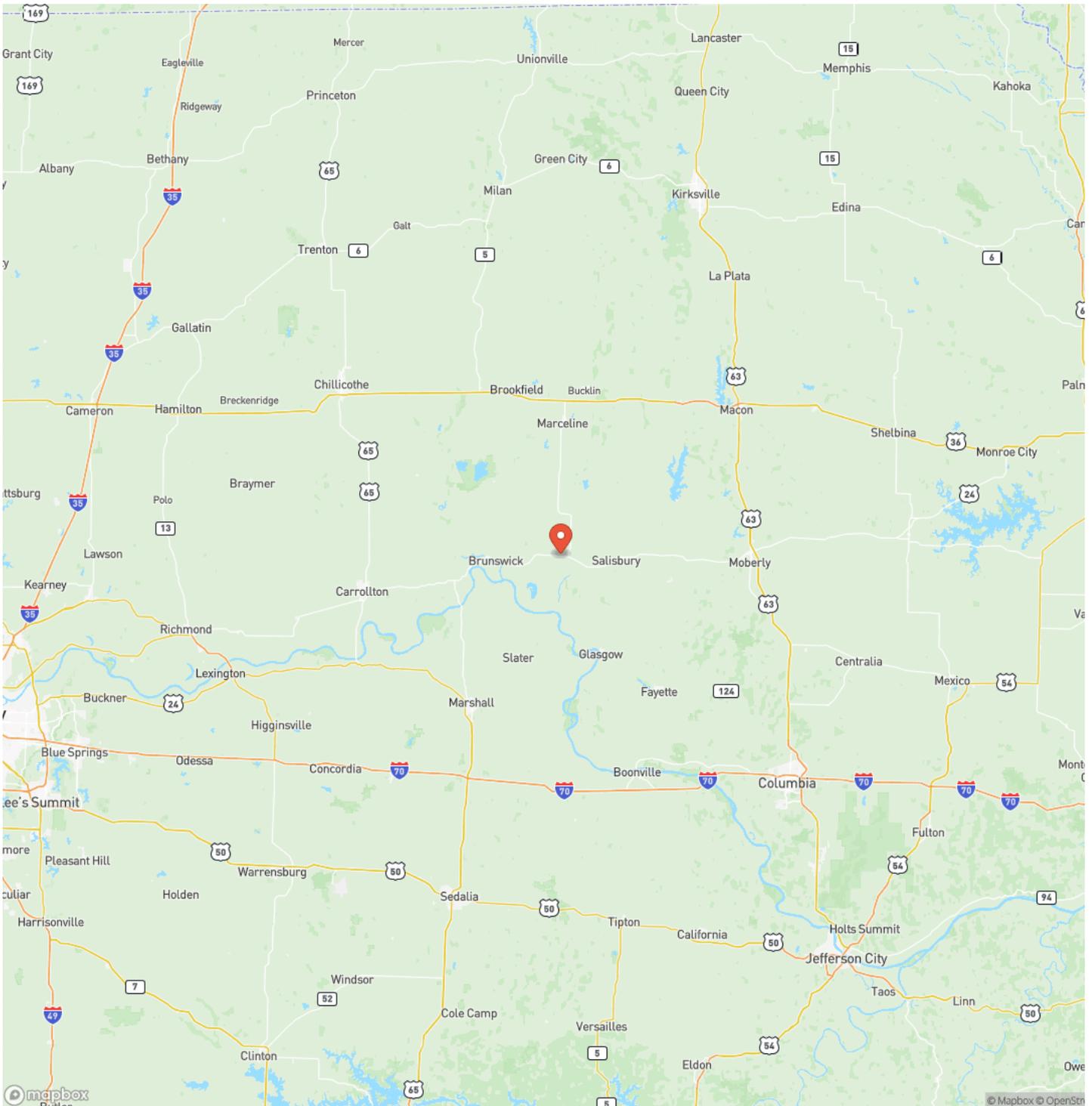


**MORE INFO ONLINE:**

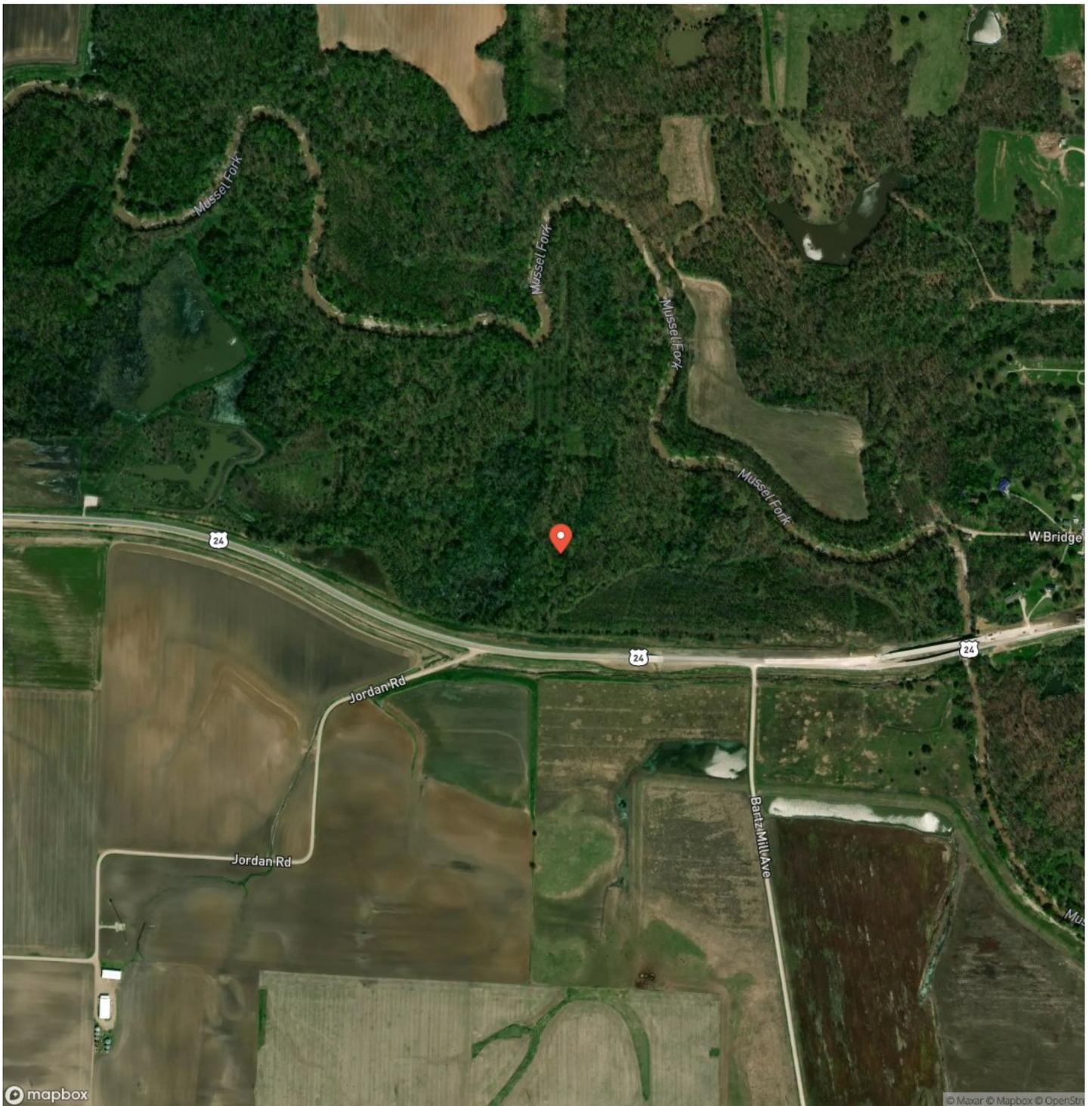
<https://livingthedreamland.com/>



# Locator Map



## Satellite Map



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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 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 relation 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.

**MORE INFO ONLINE:**

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**Living The Dream Outdoor Properties**

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

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