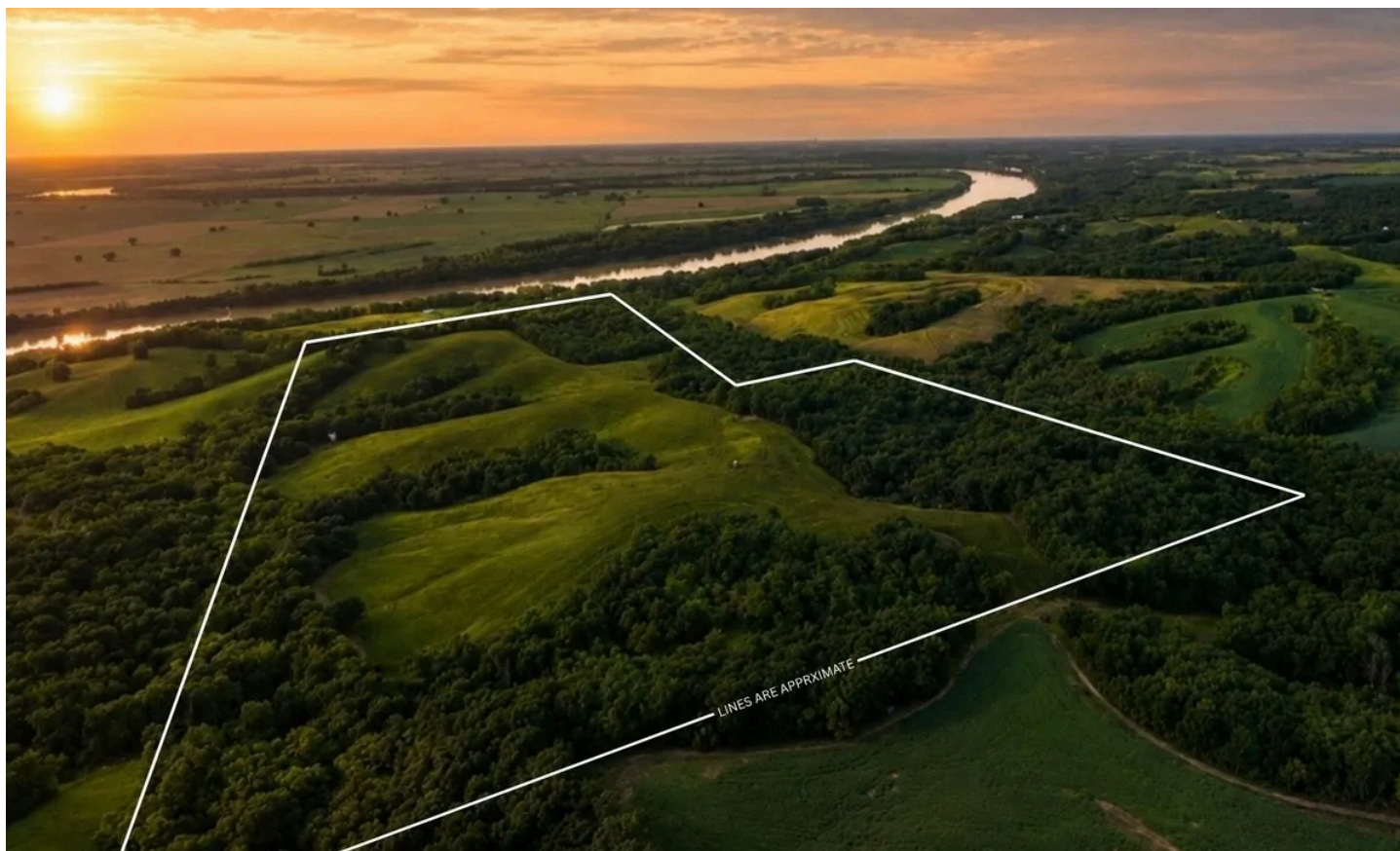


**Bluff Country 121**  
TBD State Rte E  
Glasgow, MO 65254

**\$995,000**  
121.26± Acres  
Howard County



**Bluff Country 121**  
**Glasgow, MO / Howard County**

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**SUMMARY**

**Address**

TBD State Rte E

**City, State Zip**

Glasgow, MO 65254

**County**

Howard County

**Type**

Farms, Riverfront, Hunting Land, Recreational Land

**Latitude / Longitude**

39.175215 / -92.874463

**Taxes (Annually)**

\$149

**Acreage**

121.26

**Price**

\$995,000

**Property Website**

<https://www.mossyoakproperties.com/property/bluff-country-121-howard-missouri/115046/>



## Bluff Country 121

### Glasgow, MO / Howard County

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#### **PROPERTY DESCRIPTION**

Bluff Country 121

#### **121± Acres | Howard County, Missouri**

Some farms are measured simply in acres. Others are measured in generations, memories and the kind of whitetails hunters spend a lifetime pursuing.

#### **Bluff Country 121 isn't just a opportunity, its proven.**

Situated in the rolling bluff country of Howard County, Missouri, this 121± acre farm brings together the qualities that make Mid-Missouri land so desirable: productive farmland, hardwood timber, incredible scenery, proven trophy-whitetail hunting and an ownership history spanning generations.

Adding to its appeal is location. The property sits within the greater Columbia region while remaining accessible to recreational buyers traveling from both the **Kansas City and St. Louis metropolitan areas**.

For someone looking for a weekend hunting retreat, recreational investment or legacy farm without being isolated from Missouri's major population centers, Bluff Country 121 occupies an attractive position.

#### **A View Worth Remembering**

Few properties can offer a setting quite like this one.

From established deer stands across the farm, hunters can look out across the surrounding countryside toward the **Missouri River and its expansive river bottoms**. The elevation, agricultural fields, timbered ridges and distant river-country views give the property a character that simply cannot be created.

It is the kind of setting that makes you want to stay in the stand a little longer-even after the hunt is over.

#### **Proven Trophy Whitetail Ground**

Bluff Country 121 isn't being marketed on potential alone.

The family has invested years into intentional deer-management practices designed to hold, grow and consistently produce mature whitetails. The results are visible in an impressive collection of trophy bucks harvested from this property over the years.

Among them is a **confirmed 181-inch whitetail taken from the farm**.

That history matters.

Many properties are advertised as trophy-deer ground because they have good habitat. Bluff Country 121 brings something different: a demonstrated record of producing mature, high-quality Missouri whitetails.

Multiple trophy harvests, established stand locations, carefully managed habitat and a long history of hunting success provide the next owner with the opportunity to continue what has already been built here.

For the hunter whose goal is ultimately pursuing a **200-inch-class Missouri whitetail**, this is the kind of ground where that pursuit becomes more than wishful thinking.

#### **71± Acres of Mixed Hardwoods**

Approximately **71 acres of the property consist of mixed hardwood timber**, providing the backbone of the farm's wildlife habitat.

**MORE INFO ONLINE:**

<https://www.mossyoakproperties.com/>

The timber offers bedding cover, natural travel corridors, mast production and security habitat for mature bucks while complementing the surrounding agricultural ground.

The terrain and transition zones between timber and crop ground create tremendous edge habitat and natural funnels-exactly the type of diversity serious whitetail managers look for when evaluating a hunting property.

Signs of active wildlife use are evident throughout the timber, reinforcing what the harvest history has already demonstrated.

#### **48 +- Acres Productive Tillable Ground & Annual Income**

The balance of the property includes productive tillable acreage currently contributing agricultural income.

That gives Bluff Country 121 an important advantage over a purely recreational tract.

The agricultural ground helps offset ownership costs while simultaneously providing seasonal food and habitat for wildlife. The combination of tillable acreage and timber allows the property to function both as an **income-producing land investment and a high-quality recreational property**.

For a buyer seeking land that can provide enjoyment while still producing revenue, this combination is increasingly difficult to duplicate.

#### **A Multigenerational Missouri Farm**

Land becomes different when a family has cared for it for generations.

Bluff Country 121 has remained under **multigenerational family management**, accumulating decades of hunts, stories and memories along the way.

According to the sellers, the farm and its whitetail history have also been **featured in multiple publications during the past twenty years**.

That history cannot be manufactured.

The deer mounts, established stand locations, management practices and stories associated with this property all reflect years of stewardship and a family that understood what they had.

The next owner won't simply be starting from scratch.

They will be inheriting an opportunity to continue a tradition.

#### **Recreation. Income. Scenery. Legacy.**

Bluff Country 121 could serve several different buyers exceptionally well.

For the serious deer hunter, it offers a documented trophy-whitetail history.

For the land investor, it provides agricultural income and a diverse mix of productive and recreational acreage.

For the family looking for a weekend retreat, it offers beautiful Missouri scenery, utilities and a manageable drive from major population centers.

And for someone searching for a property worth holding for another generation, it already comes with a blueprint.

**121± acres.**

**71± acres of mixed hardwood timber.**

**48+- \*\*\*\*Productive tillable ground.**

**Agricultural income.**

**Missouri River-bottom views.**

**Electric and an existing wellhead.**

**Multiple trophy whitetail harvests.**

**A confirmed 181-inch buck.  
Generations of family management.**

Properties with one or two of these characteristics are not unusual.

Finding them all on the same farm, unheard of.

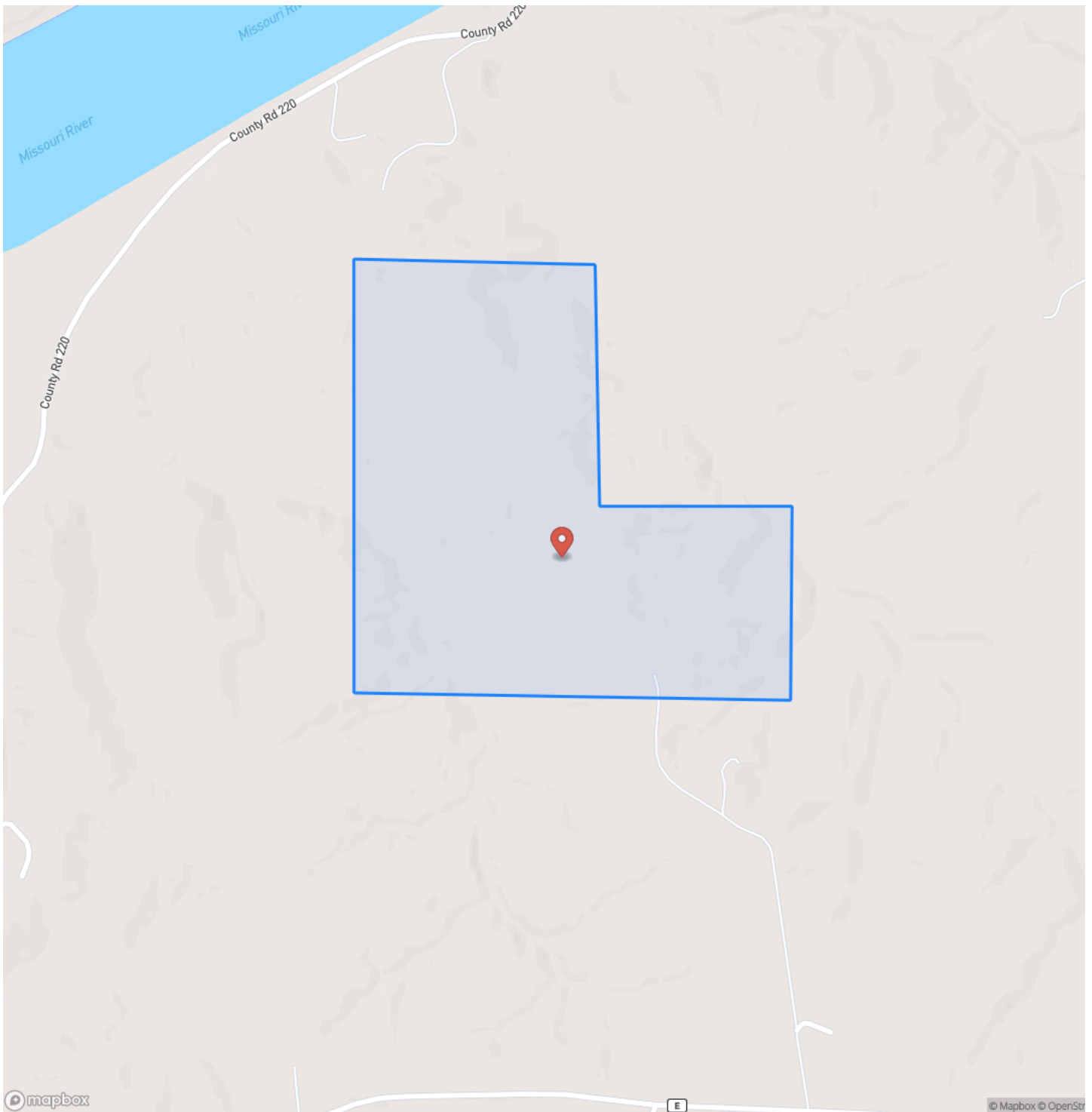
**Bluff Country 121 represents an opportunity to own a proven piece of Missouri hunting ground, enjoy it today and carry its legacy forward for the next generation.**

**Bluff Country 121**  
**Glasgow, MO / Howard County**

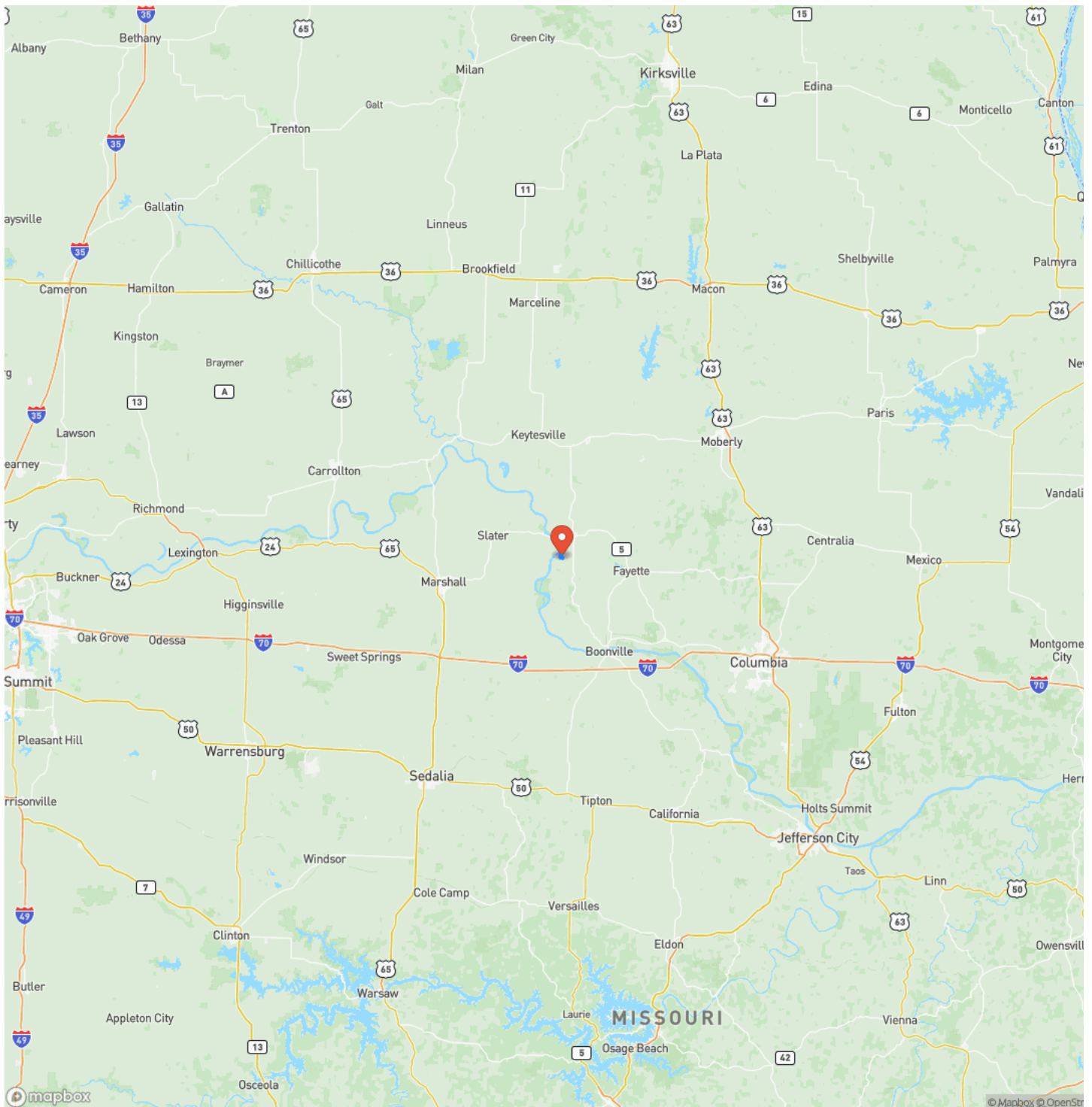
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## Locator Map



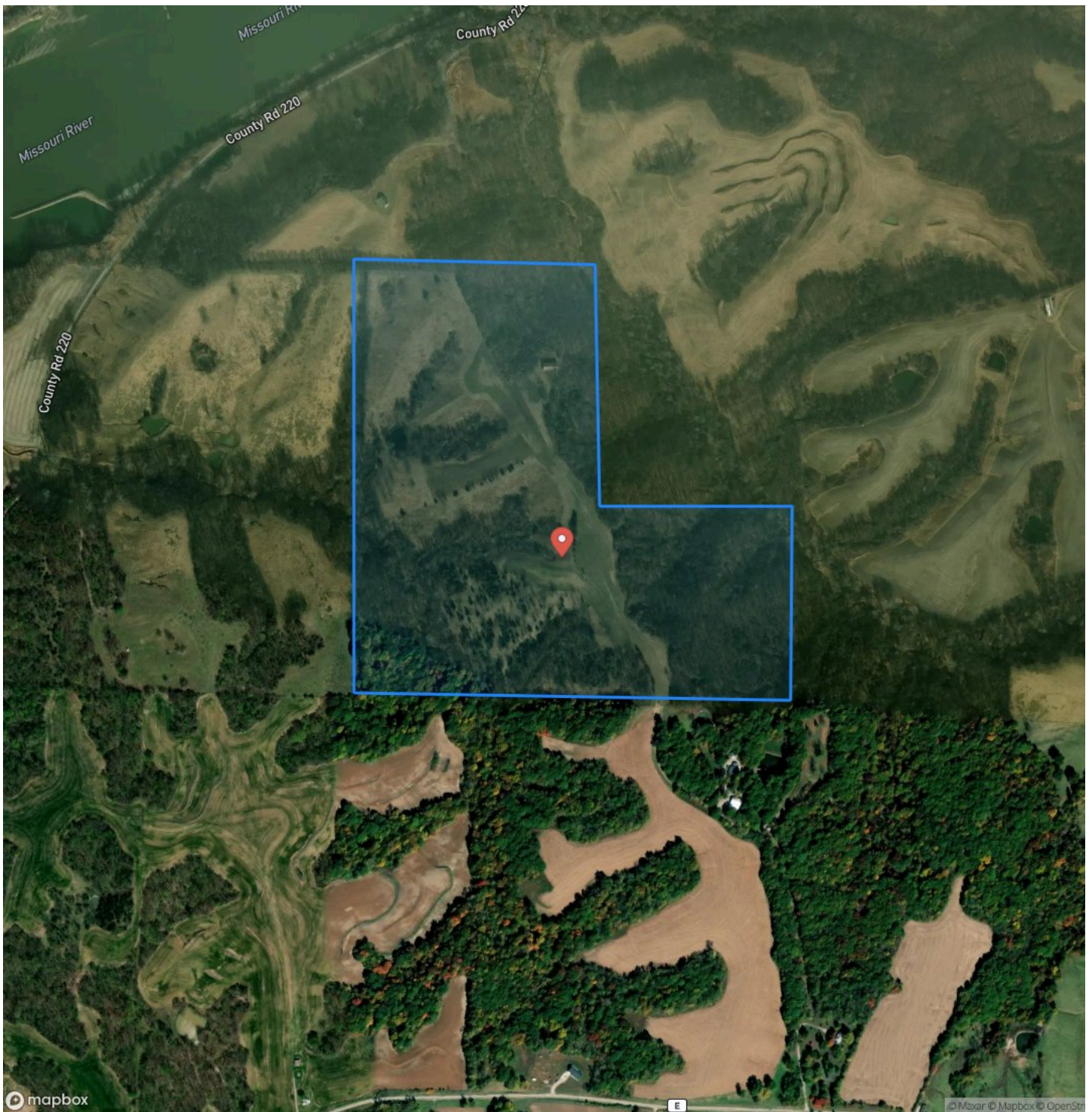
## Locator Map



**MORE INFO ONLINE:**

**<https://www.mossyoakproperties.com/>**

## Satellite Map



**MORE INFO ONLINE:**

<https://www.mossyoakproperties.com/>

**Bluff Country 121**  
**Glasgow, MO / Howard County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Adam Weaver

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**Address**

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## City / State / Zip

Jefferson City, MO 65101

## NOTES

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**MORE INFO ONLINE:**

<https://www.mossoakproperties.com/>

## 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**

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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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**Mossy Oak Properties Central Missouri Land, Homes, and Auctions**

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