



CHARITON COUNTY, MO

47 +/- Acres

47 acres located in the heart of Chariton County, an area well known for producing excellent deer and turkey hunting. This tract offers a great mix of timber and around 20 tillable acres, (didn't make it into crop 2026, but would make FANTASTIC food plots!!), making it an ideal combination farm for recreation, hunting, and income potential. A small pond provides a water source for wildlife, while the secluded setting near the end of a dead-end road offers privacy and limited traffic. Whether you're looking for a hunting getaway, investment property, or future build site, this farm has the features buyers are searching for in northern Missouri land.



BOB NICHOLS

CELL: (314) 713-0689

OFFICE: (636) 528-9500

BOB@AGRILANDCO.COM



ASHLEY NICHOLS

CELL: (314) 713-1286

OFFICE: (636) 528-9500

ASHLEY@AGRILANDCO.COM