



**HIGH POINT
LAND COMPANY**



FOR SALE

CLARK COUNTY, MO



573-541-1232 • 109 E MAIN ST. PERRY, MO 63462
HIGHPOINTLANDCOMPANY.COM



79+/- ACRES • CLARK COUNTY, MO

LISTING PRICE: \$434,105



Located just 15 miles south and 6 miles west of St. Patrick, Missouri, this 79-acre tract sits off a hard-surface road on a well-maintained gravel road. Nestled in a secluded bottom surrounded by prime wildlife habitat, this property is perfectly suited for hunting and outdoor recreation.

The farm is mostly timbered, forming part of a larger swath of woods connected to the Wyaconda River and bordered by productive crop fields that provide abundant food sources for wildlife. A southside gated entrance leads to an established trail system that runs the full length of the property, ensuring easy and convenient access throughout.

Already set up for hunting, the farm features a Redneck blind and a Banks blind overlooking three established food plots. One plot is currently in standing corn, while the other two are planted in a wintergreen mix. Mature hardwoods and mast-producing oak trees enhance the habitat, offering excellent cover and forage for deer and turkey. While walking the property, numerous scrapes were visible, and trail camera photos confirm this farm is home to an abundant deer population.

With its ideal mix of cover, food, water, and seclusion, this property provides everything needed to be a premier hunting destination in northeast Missouri. Conveniently located, it sits only 30 minutes south of Keokuk, Iowa, and about 2.5 hours north of St. Louis Lambert International Airport, making it both accessible and highly desirable.



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PROPERTY FEATURES:

- Great Location
- Three Established Food Plots
- Redneck Blind
- Banks Blind
- Trail System
- Great bedding for Wildlife
- Gravel Road Access
- Gated Entrance

PROPERTY ADDRESS:

CO Rd 367, Kahoka, MO 63445

DRIVING DIRECTIONS:

From St. Patrick, Missouri, head north and turn onto Highway 81. Travel west for approximately half a mile, then turn left onto County Road 360. Shortly after, take a right onto County Road 367. Continue for about 1 mile, and the farm will be on your left.





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LUKE MITCHELL

573-541-1232

LUKE@HIGHPOINTLANDCOMPANY.COM

Luke is a Ralls County native, born and raised on a small family farm just outside Perry, Missouri. He knew very early he wanted to be outdoors and hunting. Luckily in 2014, Luke began running a video camera and marketing for an outdoors television show on the Sportsman Channel. He turned hunting into a career and never looked back. Through work on the show, Luke has been blessed to travel all across the country and meet a tremendous amount of great people. He has been on a lot of different land and farms and learned what it takes to have a great hunting or outdoor experience. With this experience and his love of the outdoors, helping people buy and sell land just seemed right. Luke got his real estate license and became a RealTree™ LandPro at the end of 2020. He is blessed to work with and receive mentorship from some of the very best and have become a multi-million-dollar producer. Luke specializes in farms, recreational property, hunting ground, and country homes with acreage. Luke has a strong commitment to those who list or buy property with him. He has the experience to assist you in purchasing a property that will add to your success and productivity in farming or hunting. It is hard to put into words the feeling of community and love of the outdoors that is so strong here in Northeast Missouri. Luke would like to show you instead.

"Luke is not only a great agent, but a great person. His motivation to work hard for you falls back on his love and desire to take care of his family. Luke should be your go to guy in MO for all your real estate needs."

CALEB ARMSTRONG



LIC#: 2020033844

SCAN TO SEE
MY LISTINGS



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