



HIGH POINT
LAND COMPANY



FOR SALE

ADAIR COUNTY, MO



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



83+/- ACRES • ADAIR COUNTY, MO

LISTING PRICE: \$479,900



DESCRIPTION:

This incredible 83+/- acre farm in Adair County presents a rare opportunity to own a truly versatile and well-rounded property. It checks all the boxes whether you're a farmer, investor, or an avid hunter looking for your own piece of ground. The farm features 21 acres of quality bottom ground currently in tillable production, cash rented at \$175 per acre, offering reliable annual income. The remaining acreage provides excellent potential for pasture expansion, ideal for a farmer wanting to grow their livestock operation. From a hunting perspective, don't let the aerial map fool you—this farm is in a prime location and offers outstanding habitat for whitetail and turkey. With easy access and the perfect setup to hunt those cold north wind fronts, it's a property every outdoorsman will appreciate come late October and November. Whether you're expanding your operation, diversifying your investment, or simply searching for a place to escape and hunt, this Adair County gem has what you're looking for.



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PROPERTY FEATURES:

- Pond
- Creek
- Rolling Hills
- Great views
- Tillable

PROPERTY ADDRESS:

Sand Creek Bottom Road, Greentop, MO 63546

DRIVING DIRECTIONS:

Head west on W 6th St toward S Lincoln St / Merl Rd — 0.2 mi Merge onto State Hwy K / W 5th St • Continue on State Hwy K — 4.5 mi Turn left onto State Hwy B — 2.6 mi Turn left onto Sand Creek Bottom Rd • Destination will be on the left





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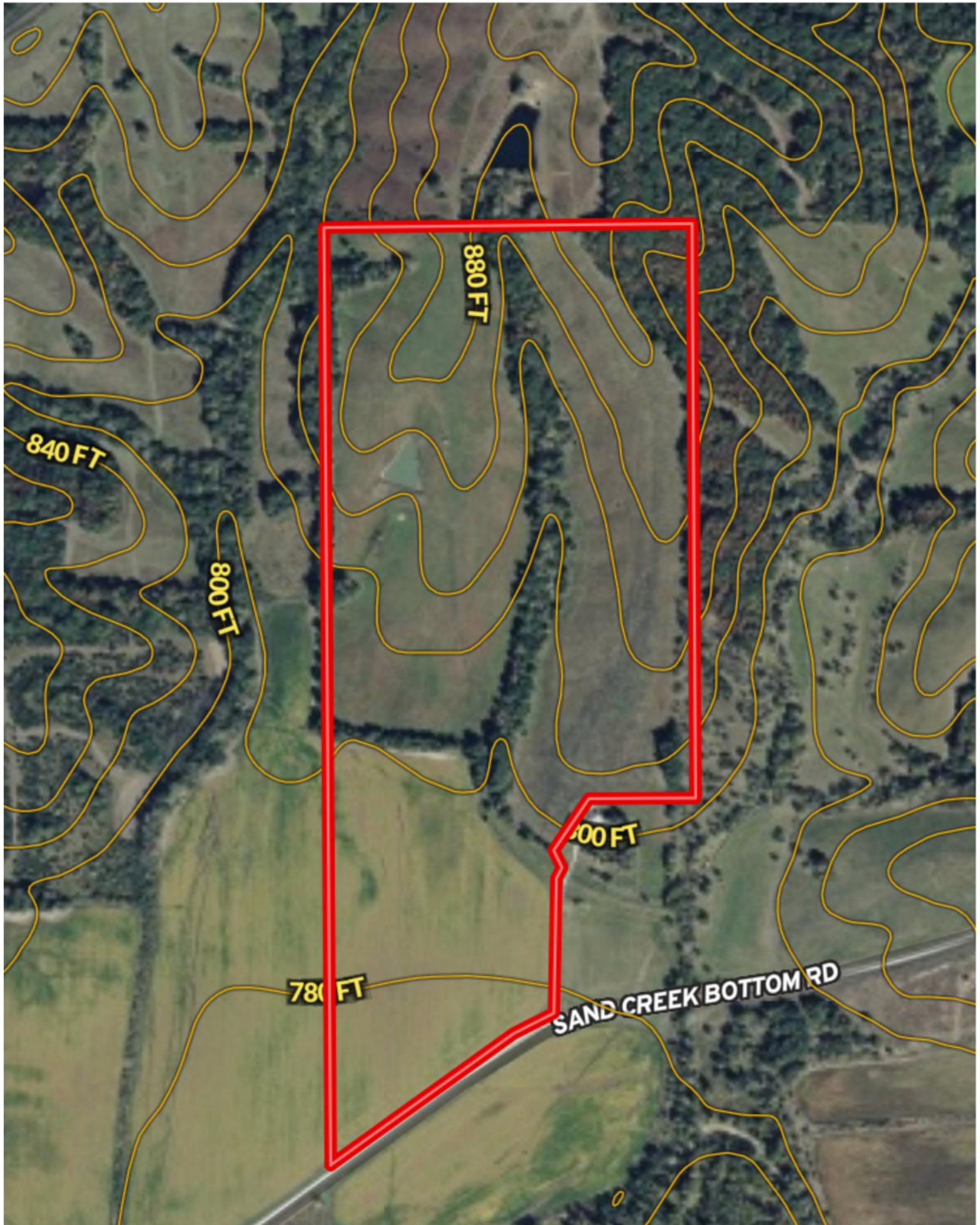
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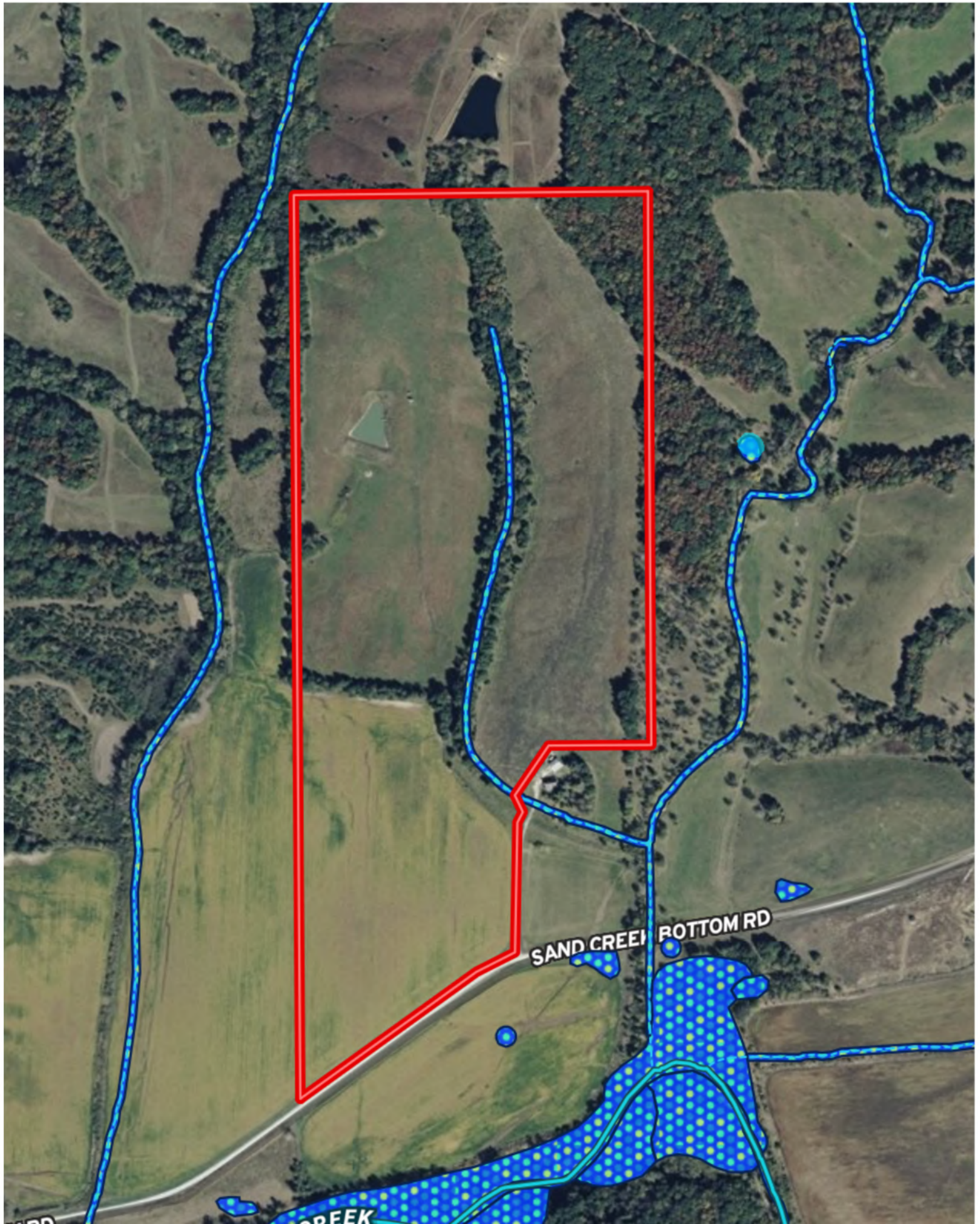
AERIAL MAP



TOPOGRAPHY MAP



WETLANDS MAP





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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