



HIGH POINT
LAND COMPANY



FOR SALE

KNOX COUNTY, MISSOURI



636-290-5206 • 109 E MAIN ST. PERRY, MO 63462
HIGHPOINTLANDCOMPANY.COM



160.18+/- ACRES • KNOX COUNTY, MO

LISTING PRICE: \$928,000



DESCRIPTION:

This diverse 160.18+/- acre tract, is ideally located just North of Highway 6, between Knox City and La Belle, MO. Featuring a private driveway, leading to a very private 2 Bed - 1 Cabin in an extremely peaceful location. Whether you're looking for a hunting property, weekend getaway location, or simply a quiet escape into nature, this versatile tract fits the bill. A well maintained trail system through the farm makes accessing easy for you and equipment, leading you to established food plots locations, multiple box blinds / stand locations and hardwood ridges. Bridge Creek cuts through the Northeast corner of the farm, adding to the diverse habitat that attracts wildlife year-round. Another unique addition is acreage currently in a 15 year WRP Contract with 3 separate water control structures, generating \$2,748.00 in yearly income. This WRP contract can either be re enrolled, or terminated after its completion! Enjoy the benefits of a cozy cabin with public water and electric, along with the fantastic recreational opportunities this farm has to offer. Located right in the middle of an area known for the great hunting opportunities Northeast MO has to offer. Just a short drive away is Deer Ridge Conservation Area, with 7,184 acres of fishing, hunting and other recreational opportunities! Opportunities like this don't come along often in this area — a manageable, well-located parcel with endless potential for recreation or long-term enjoyment.



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PROPERTY FEATURES:

- Great Hunting
- Cozy Cabin
- Great Access
- Very Secluded
- Convenient Trail System
- Very Diverse Property

PROPERTY ADDRESS:

53499 Freedom Rd, Knox City, MO 63346

DRIVING DIRECTIONS:

From Knox City, take Hwy V approx 1/4 Mile and turn EAST (Right) on HWY HH. Continue of Hwy HH for approx 1.5 Miles and turn NORTH (Left) on Freedom Rd. Property will be approximately 1.5 Miles ahead on the left. Look For Signs





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JOE ORF

636-290-5206

JOEORF@HIGHPOINTLANDCOMPANY.COM

Born and raised in Northeast Missouri, a passion for the outdoors was instilled in Joe at a young age. In 2014, Joe started his guiding career in the Texas panhandle, but soon returned to the Midwest to guide for several top rated outfitters. Along with his guiding career, Joe was a very successful contest caller. With wins all over the US including the 2011 Jr World Goose Calling Championship and the 2015 World 2-man Goose Calling Championship. In 2018 Joe took an opportunity that allowed him to be more involved in his true passion, managing and farming one of the most well known hunting farms in Pike County, IL. Joe has extensive knowledge and experience in a variety of areas from property management, farming, land improvements, hunting, and timber stand improvement. He specializes in hunting farms, country homes with acreage, tillable acreage, and recreational property. Joe is very passionate about Northeast Missouri, and preserving it for the next generation. He would love to assist you with all of your real estate needs or help you take your property to its highest level!

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."



SCAN TO SEE
MY LISTINGS



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