

31.5 Ralls County MO
10321 Old 79
Hannibal, MO 63401

\$349,000
31.5± Acres
Ralls County



31.5 Ralls County MO
Hannibal, MO / Ralls County

SUMMARY

Address

10321 Old 79 null

City, State Zip

Hannibal, MO 63401

County

Ralls County

Type

Hunting Land, Farms, Residential Property

Latitude / Longitude

39.679859 / -91.347942

Taxes (Annually)

\$715

Dwelling Square Feet

1,933

Bedrooms / Bathrooms

3 / 2

Acreage

31.5

Price

\$349,000

Property Website

<https://www.pioneerlandcompany.com/property/31-5-ralls-county-mo/ralls/missouri/96663/>



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PROPERTY DESCRIPTION

Historic charm meets privacy and acreage with this 1865 farmhouse situated on 31.5 surveyed acres just outside Hannibal, Missouri. The property is located on a hard-surface road and offers the benefit of a Hannibal-area location while being in Ralls County, which provides favorable county tax advantages.

The home features three bedrooms, two bathrooms, and approximately 1,933 square feet of living space. The interior is a handyman special and ready for updates and finishing work, making it ideal for someone wanting to add value through renovation. Some improvements have already been started, including new drywall work in portions of the home and a newer metal roof installed approximately two years ago. A partial basement provides additional storage and utility space.

The land is predominantly heavily wooded with rolling terrain and a creek running through the property, providing excellent wildlife habitat and recreational appeal. A food plot has been established near the center of the property, further enhancing its appeal for wildlife and hunting. The property is located across the road from approximately 3,000 acres owned by a cement plant, creating a large block of surrounding habitat that supports strong deer movement and consistently holds mature whitetails. Trails throughout the property make it well suited for hunting, hiking, or simply enjoying the outdoors.

With no HOA or known restrictions, this property is well suited for a renovation project, recreational retreat, or long-term country residence. Located just minutes from Hannibal with hard-surface road access, it offers convenience without sacrificing privacy.

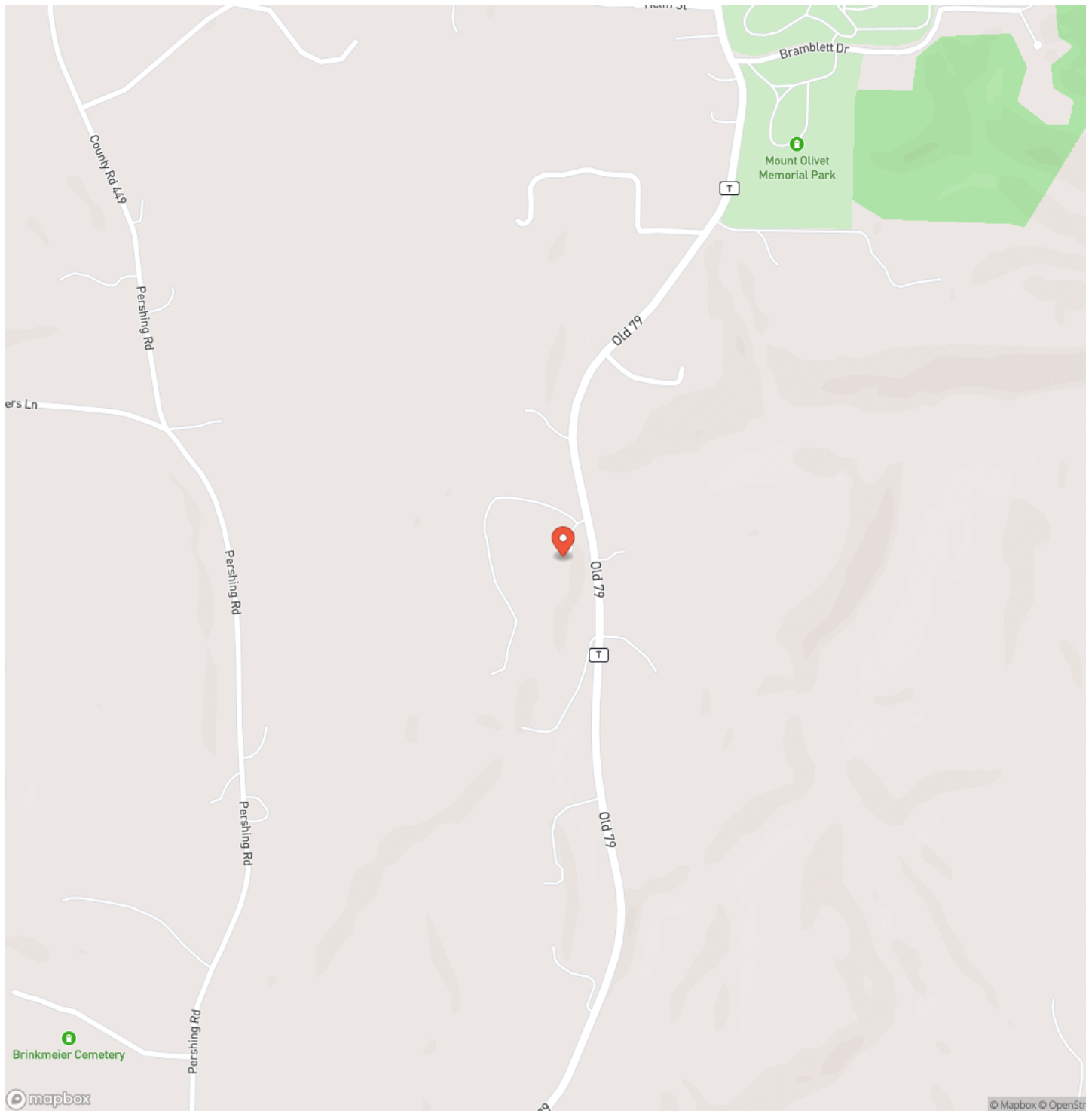
A rare opportunity to own surveyed acreage with a historic farmhouse, strong recreational potential, and natural beauty in Ralls County

*ask agent for interior pics, all lined maps are approximate.

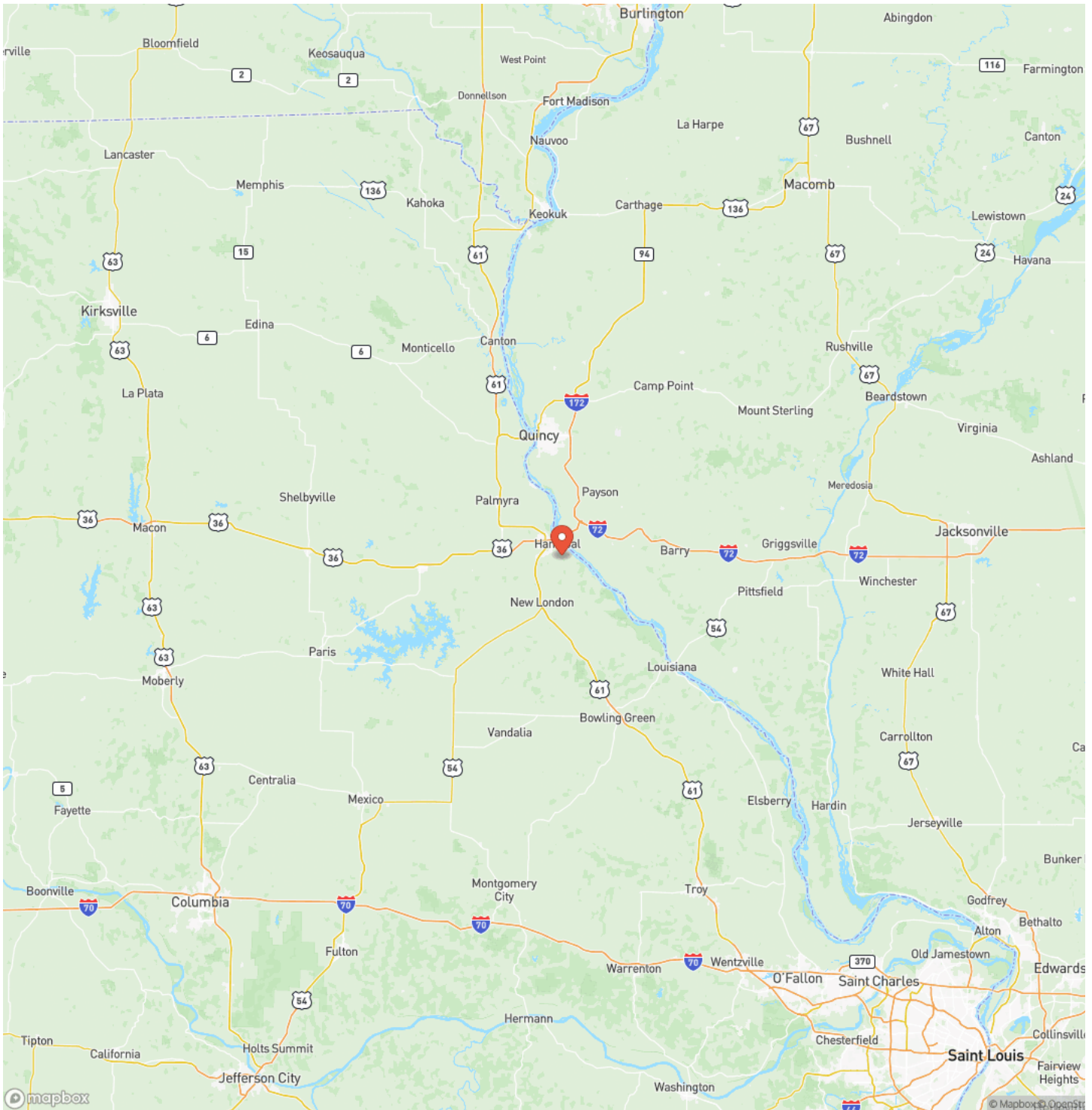
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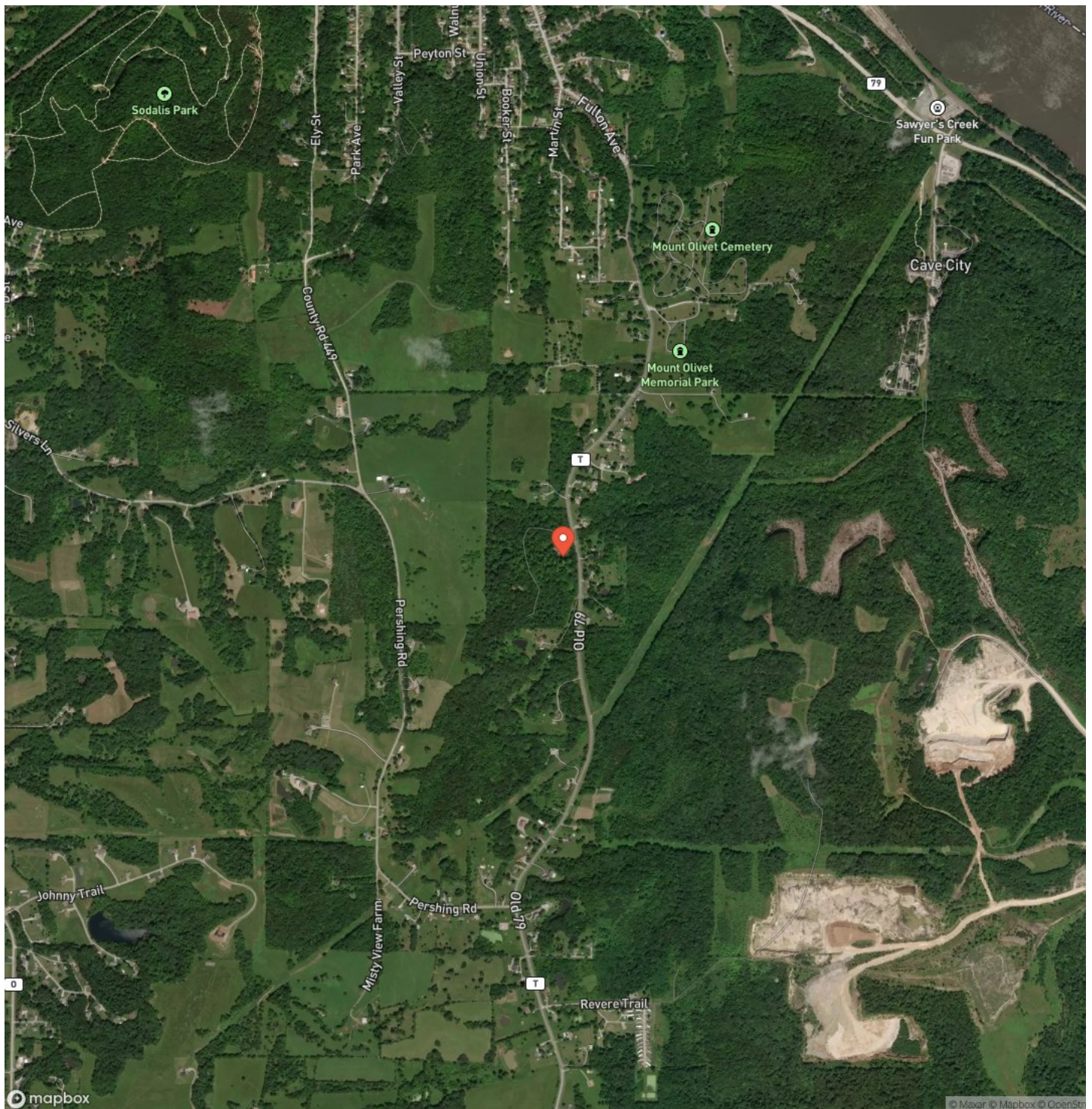
Locator Map



Locator Map



Satellite Map



31.5 Ralls County MO

Hannibal, MO / Ralls County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Comer

Mobile

(573) 248-6461

Email

chriscomerland@gmail.com

Address

City / State / Zip

Pittsfield, IL 62363

NOTES

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.

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DISCLAIMERS

All information contained herein is believed to be accurate but is not guaranteed. Property boundaries, acreage, room dimensions, square footage, maps, aerials, drawings, and other measurements are approximate and provided for informational purposes only. Maps, aerial photographs, and boundary lines are approximate and are not intended to represent a legal survey. Buyers should obtain a survey if exact property boundaries are important to their purchase decision.

Buyers and their agents are responsible for conducting their own independent inspections, investigations, and due diligence to verify all information, including but not limited to property boundaries, acreage, room sizes, square footage, zoning, utilities, taxes, schools, easements, access, and any other matters affecting the property.

Information is subject to change, errors, omissions, prior sale, price change, or withdrawal without notice.



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