

142 +/- Acres In Ralls County MO
000 Old Hwy 79
Hannibal, MO 63401

\$887,500
142± Acres
Ralls County



142 +/- Acres In Ralls County MO
Hannibal, MO / Ralls County

SUMMARY

Address

000 Old Hwy 79

City, State Zip

Hannibal, MO 63401

County

Ralls County

Type

Farms, Ranches, Hunting Land

Latitude / Longitude

39.628838 / -91.338759

Acreage

142

Price

\$887,500

Property Website

<https://www.pioneerlandcompany.com/property/142-acres-in-ralls-county-mo/ralls/missouri/85316/>



142 +/- Acres In Ralls County MO Hannibal, MO / Ralls County

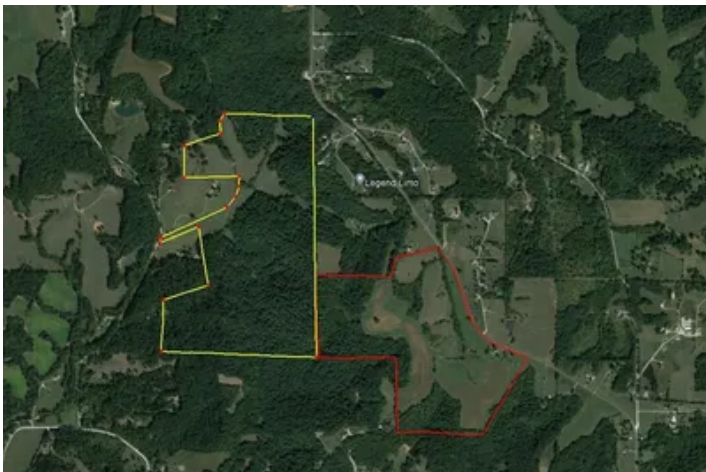
PROPERTY DESCRIPTION

- Home with rent income
- Paved Road
- CRP Income
- Hay Income
- Pond
- Wet Weather Spring
- Great Hunting

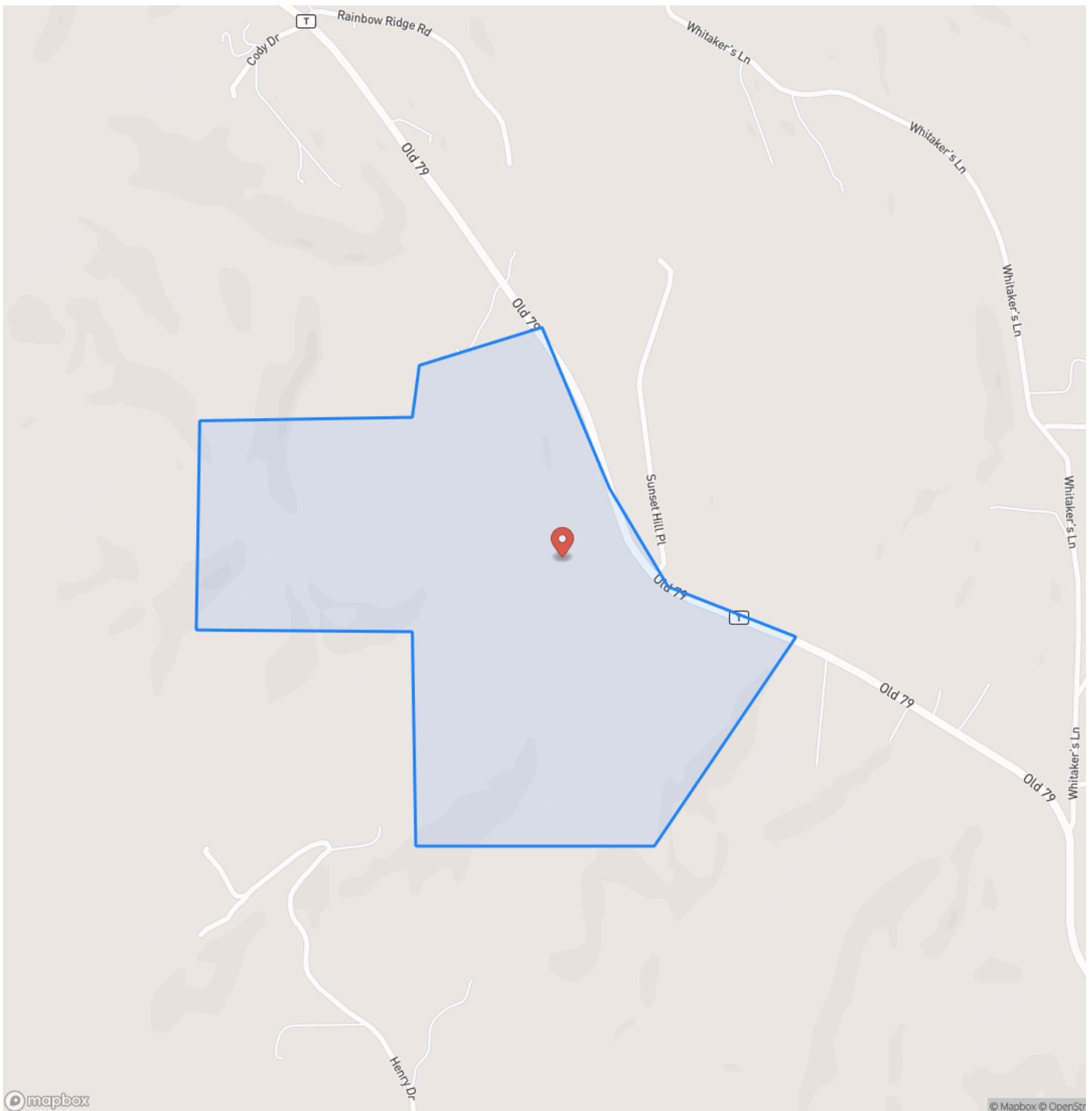
Pioneer Land Company is proud to bring you this rare offering in Ralls County MO. This tract is 142 +/- acres of woods, fields, and a home all on a hardtop road! There is great potential for development on this track with many beautiful home sites across the property. This tract could be easily made into a home subdivision with rural water and electric available at the county road. This property also has income potential with .26 CRP 2nd year of a 10-year contract. \$4697.00 approximately paid one year so far. Hay \$1500 1/3 2/3 House rent \$600. Propane Tank is \$600, or owner will remove it. Home being sold as is. The woods are made up of many species native to Missouri Oak, Hickory, Cedar, Persimmon, and many others. In addition to the fine timber there are brushy pockets and cedar patches for thermal cover and bedding. When the leaves drop the ridge tops will provide panoramic views. The hunting in the area is phenomenal! I personally hunt in the area and have seen the potential. In 2019 I checked a trail camera on a property that I hunt close to this tract, to my surprise I had a 200-inch buck on camera. I was not able to harvest the deer but a lucky hunter on this farm did! It was true giant and really shows the genetic potential of the area. It sure was fun hunting knowing a true giant was roaming the woods! Fast forward to 2020 and two more great bucks were harvested next door to this farm. A huge 12 point to the South and I was able to harvest a very nice wide 10 point by bow. This farm truly has so many possibilities for development and recreation. Check out the harvest photos and trail cam pics! In my opinion food is what is needed on this tract to hold these giants during the season! Put in food plots, some banks blinds and you have an awesome hunting farm!! 12 minutes from Hannibal MO, 1 hour 45 minutes from downtown St. Louis, 38 minutes from Quincy IL, 1 hour 39 minutes from Columbia MO Trail camera pictures are from the property and the 200-inch deer trail cam pics are from neighboring tract I hunt but the 200 was harvested on this farm! Ask for pics of the 200-inch buck! Harvest photos are from neighboring tracts. Taxes- \$1193.00 for 2022 *Home currently occupied by renter. Showing by appointment only, please give 24 hours notice.



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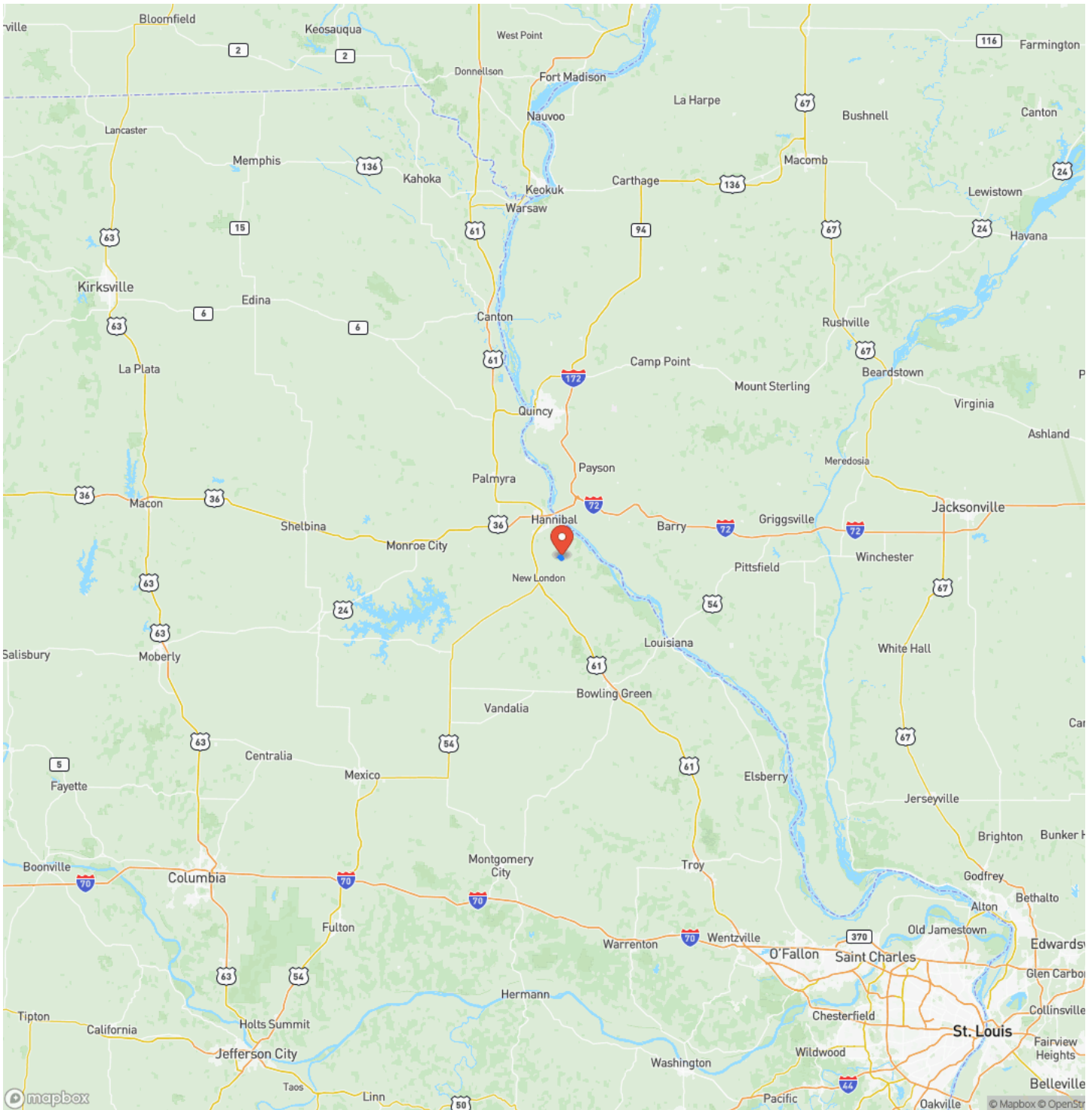


Locator Map

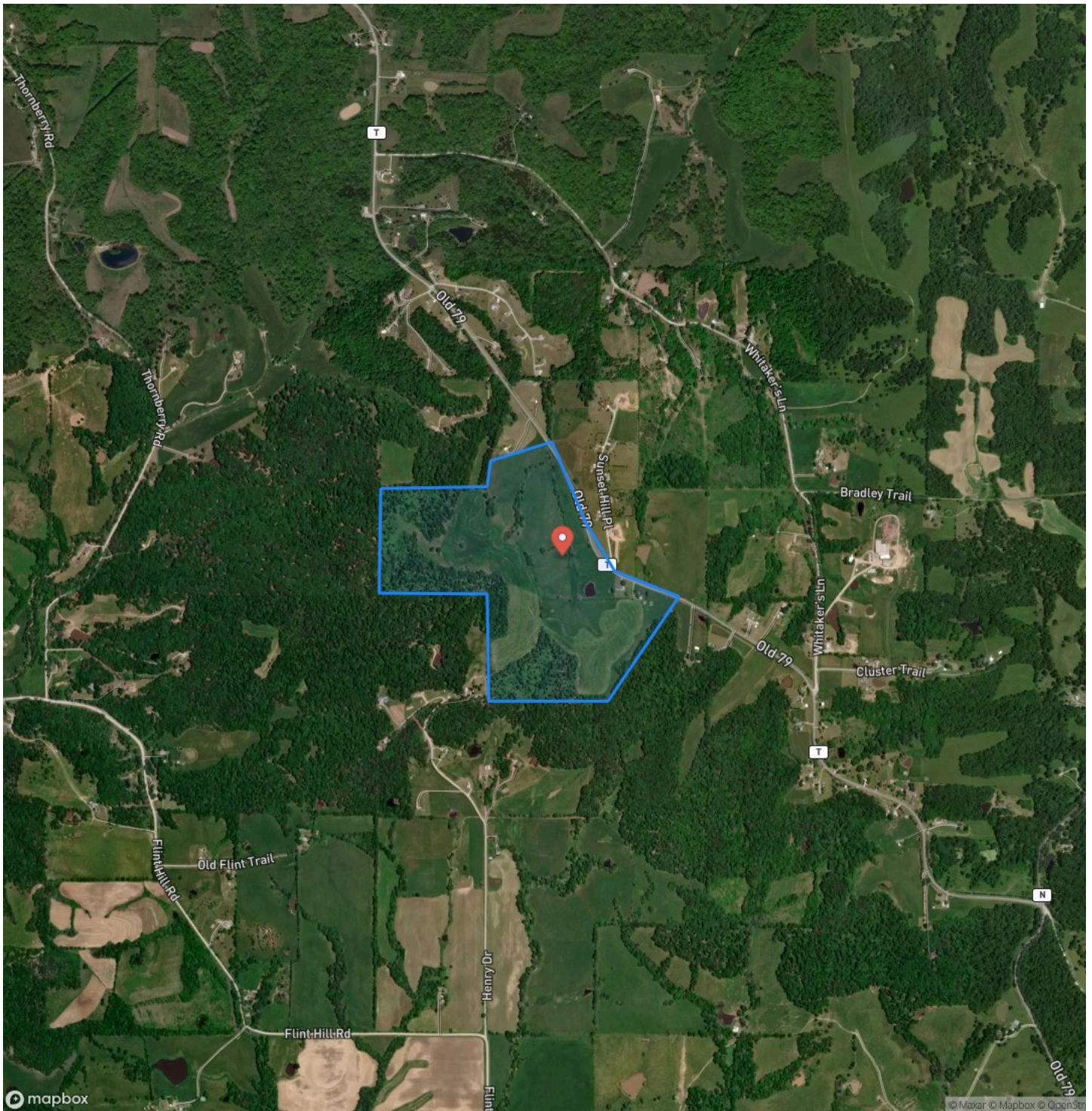


Hannibal, MO / Ralls County

Locator Map



Satellite Map



142 +/- Acres In Ralls County MO
Hannibal, MO / Ralls County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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