

31.5 Ralls County MO
10321 Old 79
Hannibal, MO 63401

\$369,000
31.500± Acres
Ralls County



**31.5 Ralls County MO
Hannibal, MO / Ralls County**

SUMMARY

Address

10321 Old 79

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

1933

Bedrooms / Bathrooms

3 / 2

Acreage

31.500

Price

\$369,000

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.

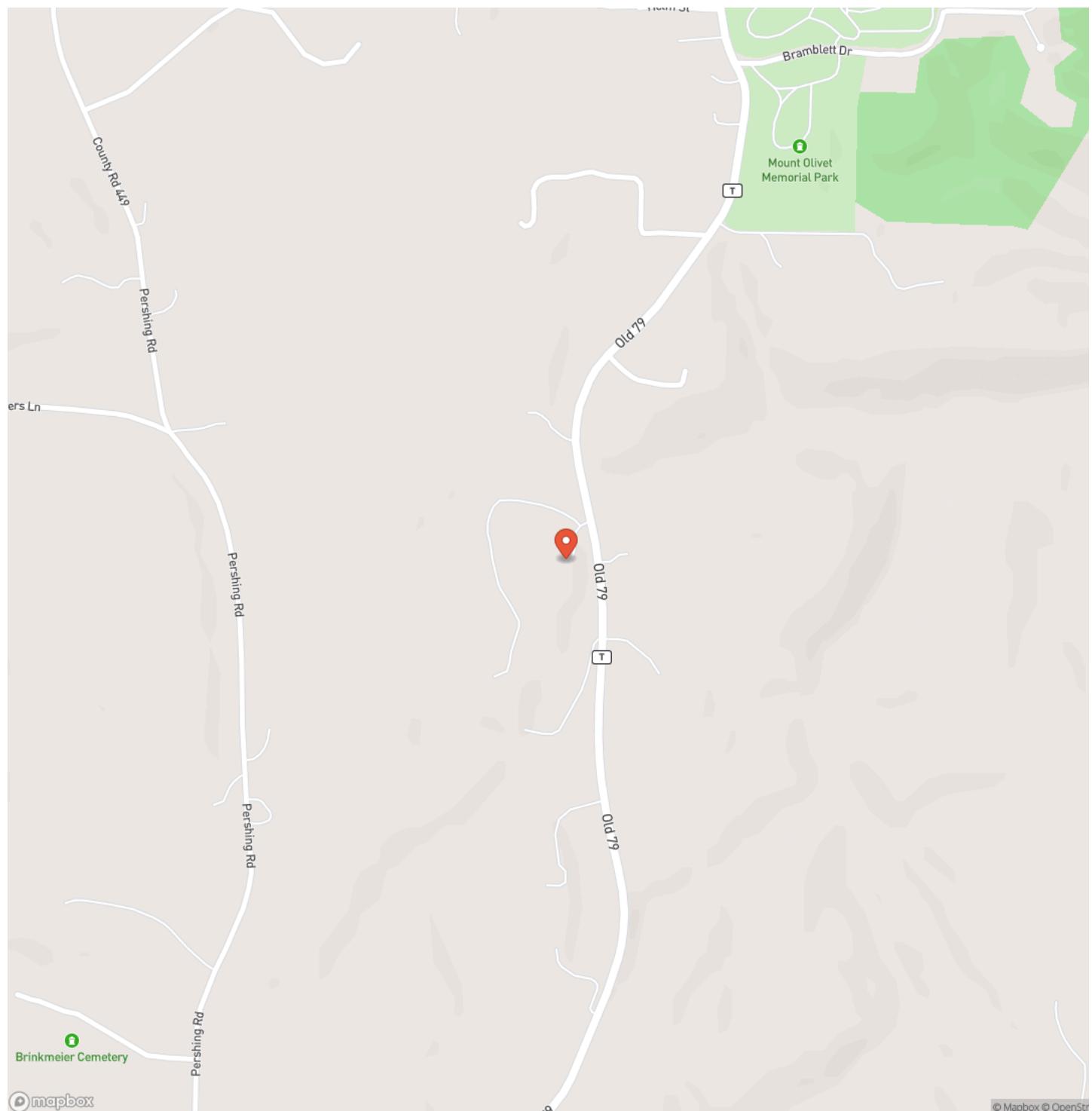
A rare opportunity to own surveyed acreage with a historic farmhouse, strong recreational potential, and natural beauty in Ralls County

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

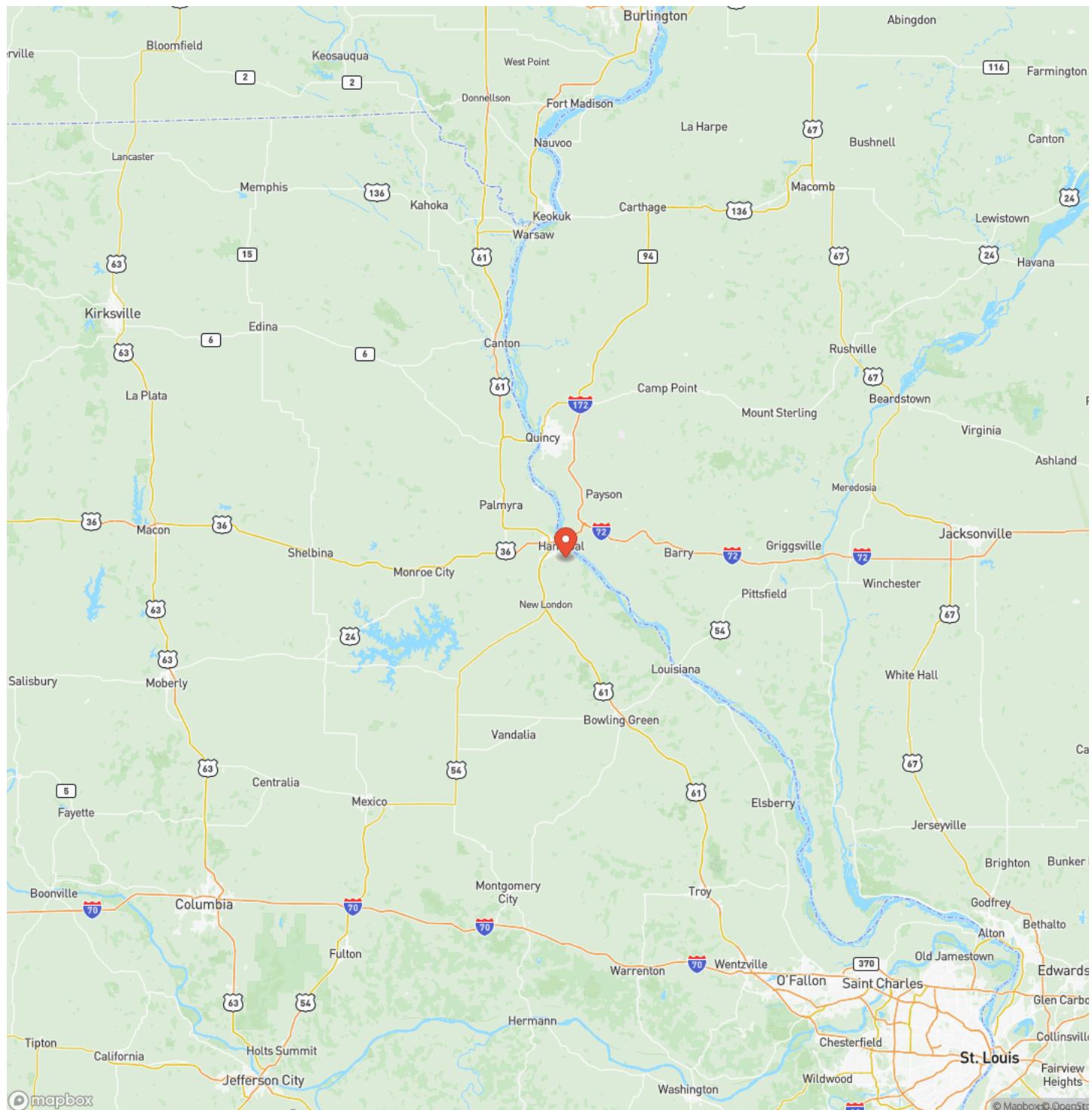
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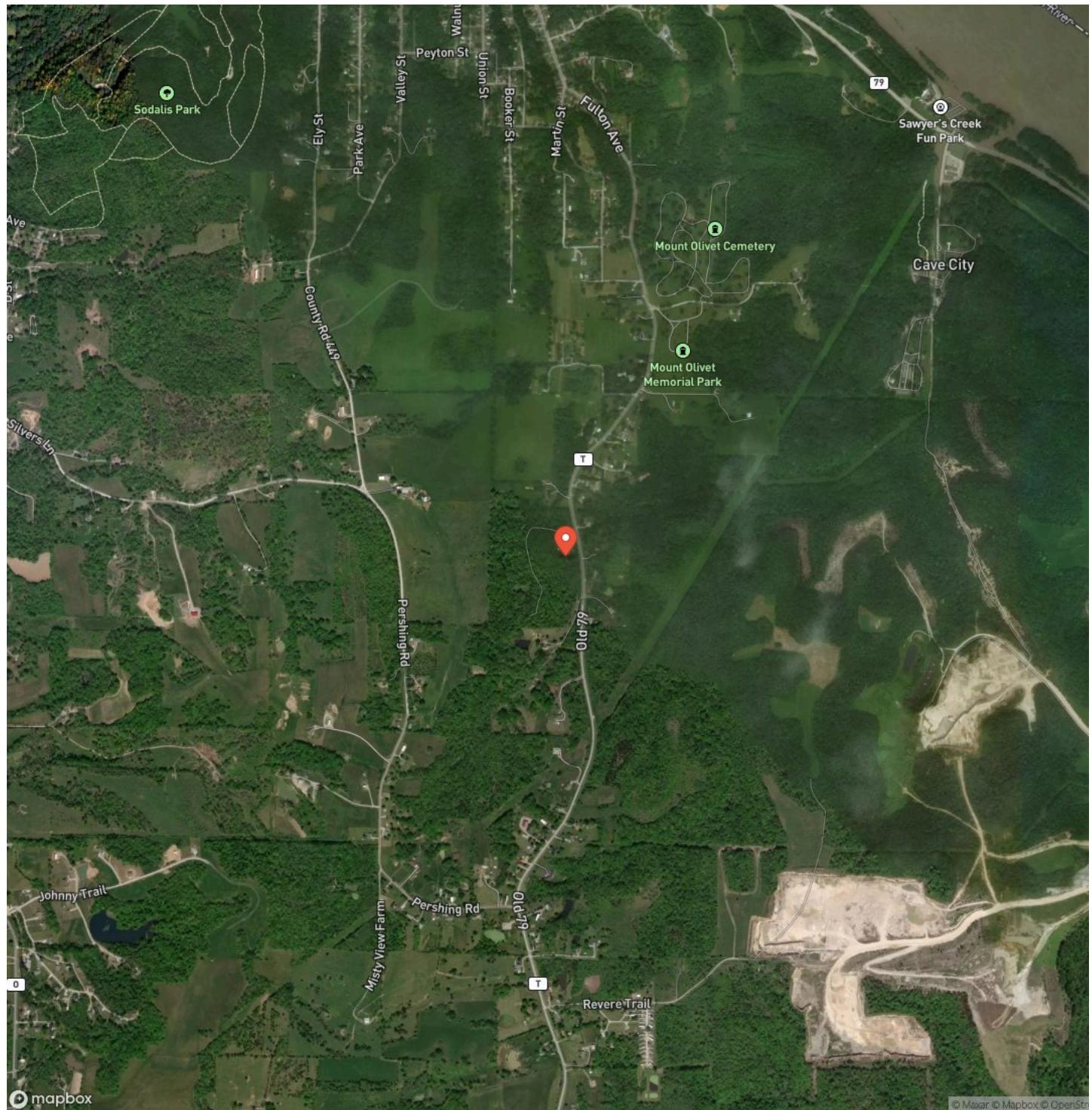
Locator Map



Locator Map



Satellite Map



31.5 Ralls County MO Hannibal, MO / Ralls County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Comer

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(573) 248-6461

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Address

City / State / Zip

NOTES



NOTES

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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