

156 Acres Ralls County, Missouri
000 Spring View Trail
Monroe City, MO 63456

\$1,014,000
156± Acres
Ralls County



156 Acres Ralls County, Missouri
Monroe City, MO / Ralls County

SUMMARY

Address

000 Spring View Trail

City, State Zip

Monroe City, MO 63456

County

Ralls County

Type

Farms, Ranches

Latitude / Longitude

39.624323 / -91.552125

Acreage

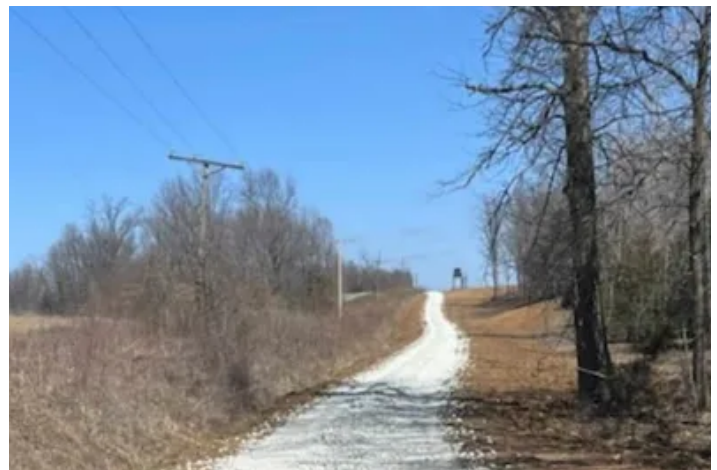
156

Price

\$1,014,000

Property Website

<https://www.pioneerlandcompany.com/property/156-acres-ralls-county-missouri-ralls-missouri/85317/>



PROPERTY DESCRIPTION

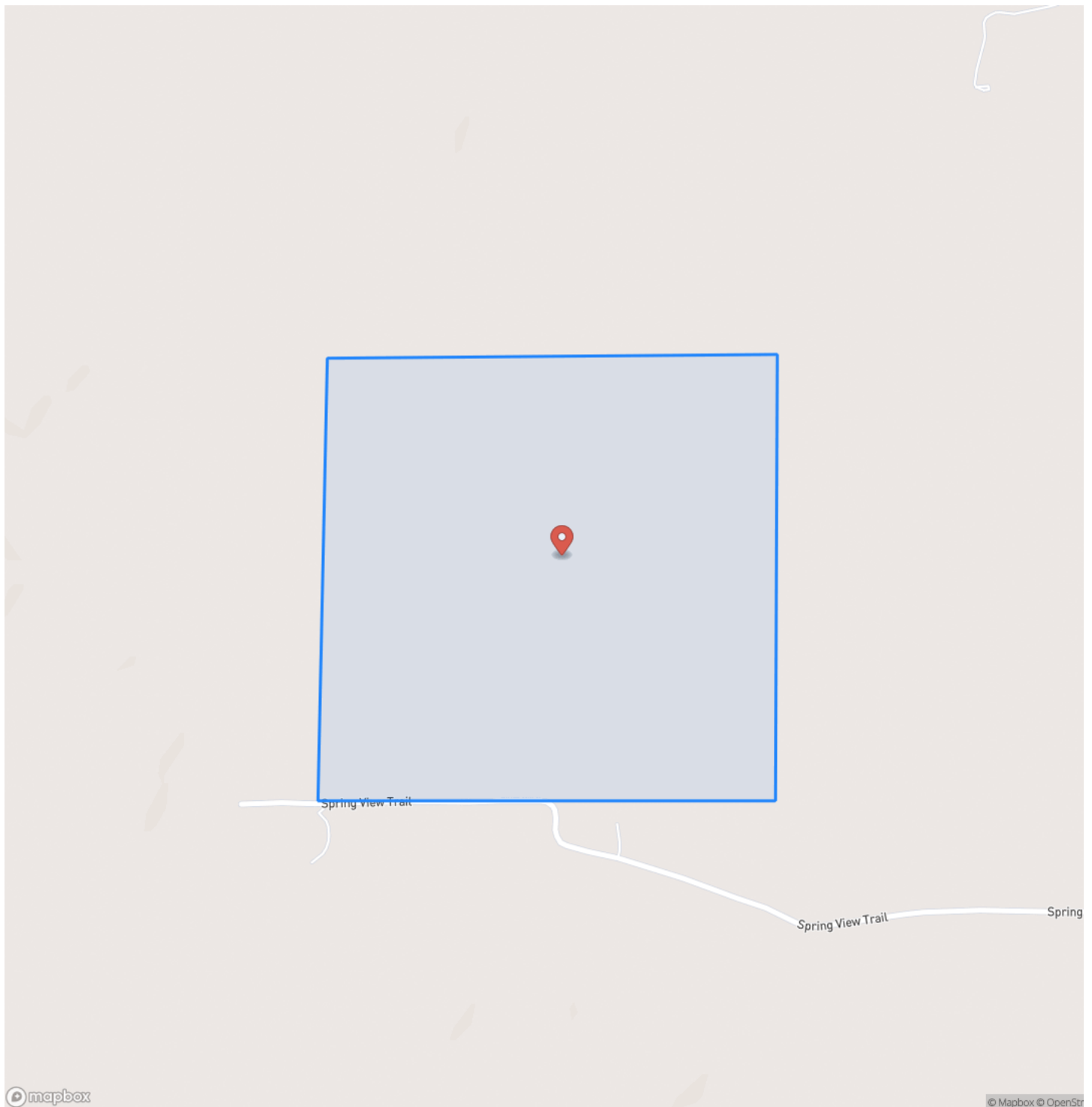
- Rural Water and Electric
- 51.46 acres CRP \$190.23.00 dollars an acre/ \$9785.00 a year income
- Secluded Pond in the Woods
- Beautiful Rock Bottom Creek
- Great Hunting/ Big Buck Area
- Nice Trail System
- Large Farms in the Area.
- Rural Water and Electric

Pioneer Land Company has found the perfect farm for you. This farm has good access from Spring View Trail and has a new road in progress to access the the 156 +/- acres. The Spalding area of Ralls is known for great hunting and big bucks. If you are from Ralls County, then you have probably heard the Alexander farm has produced some fine bucks over the years! This 156+/- farm is being broken off a larger farm. The farm that will be to your West will be a large tract of 400 + acres. The other neighboring tracts are also good size. This tract has \$ 9789.00 dollars of CRP income a year. 10% or 5 acres of CRP can be put in food plots. This is the 4th year of the contract. If you don't want CRP, you may be able to cancel that contract and put this farm into tillable production. There are three water sources on this farm. A a beautiful spring fed creek, and a secluded pond and lake! A super nice internal trail system is in place and ready to go. The farm has a nice mix of timber species and has a had some very conservative select cuts/TSI work. The woods are thick from the TSI work and are sure to hold the deer and other wildlife. Oaks, Hickory, Cedar, and Sycamore in the creek bottoms make up this beautiful timber! In addition to the timber work there are 51.46 acres of open ground with CRP/ Native grasses established that looks beautiful! This place is turnkey for the avid hunter. Most of the habitat work has been completed for deer hunting. Stocking the lake is one thing that has not been done and is ready for you to pick your species of fish you wish to manage. This farm offers deer hunting, bird hunting, small game hunting, mushroom hunting, and fishing! Electric and water are available for your new home next to the lake. RCEC on the South line. 4 inch water main from Ralls county water. Everything you need for a fine Missouri hunting farm is at your fingertips! Give me a call! You won't find a more diverse, turnkey hunting property in Ralls County! 1.5 hours form St. Louis 45 min From Quincy IL Close to the Mark Twain Lake! *Cedar sided blind and one other blind are not included.
owner finance ask for details

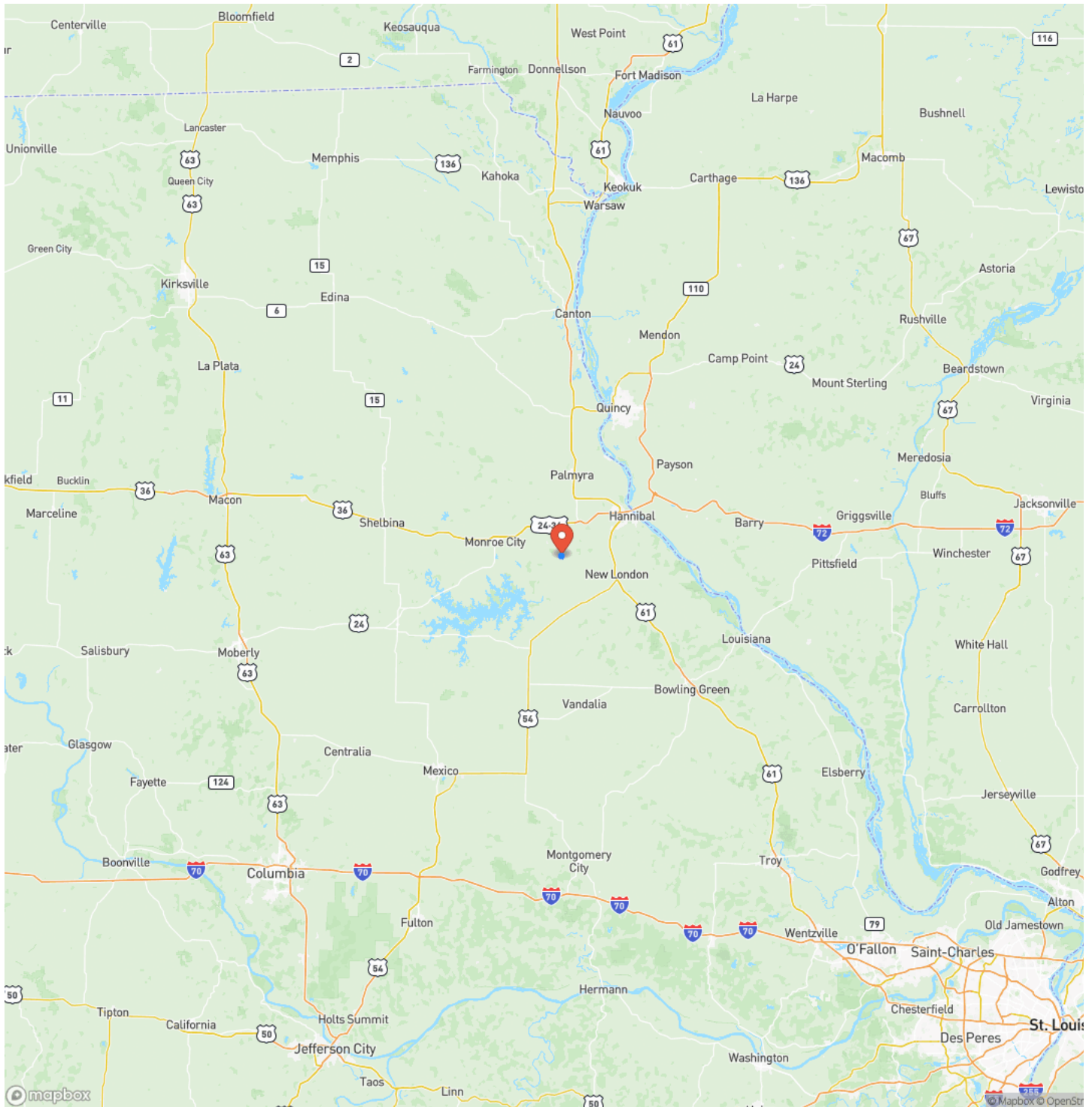
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Monroe City, MO / Ralls County



Locator Map



Locator Map



Satellite Map



156 Acres Ralls County, Missouri
Monroe City, MO / Ralls County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Comer

Mobile

(573) 248-6461

Email

chriscomerland@gmail.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single 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.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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