MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

31 acres Chariton County

14036 Riddell Ave Rothville MO

Chariton

$186,000



CONTACT:



BRIAN DAVIS

Sales

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31 acres in Chariton County. If you are looking for a small hunting tract. This one is hard to beat. Located in an excellent area, without a lot of pressure. Nice deer have been taken by the owners and several more on game cameras prove this is an excellent hunting property. Access to the blinds from two directions allows you to sneak in and out on different wind directions. Great locations to camp or build a cabin and not interfere with the hunting. Two stocked ponds provides a bonus when its not hunting season. CRP income, established food plots, and trails makes this a nice established hunting recreational property. Ready to hunt.

Excellent build sites

10 acres in CRP / providing income

2 ponds

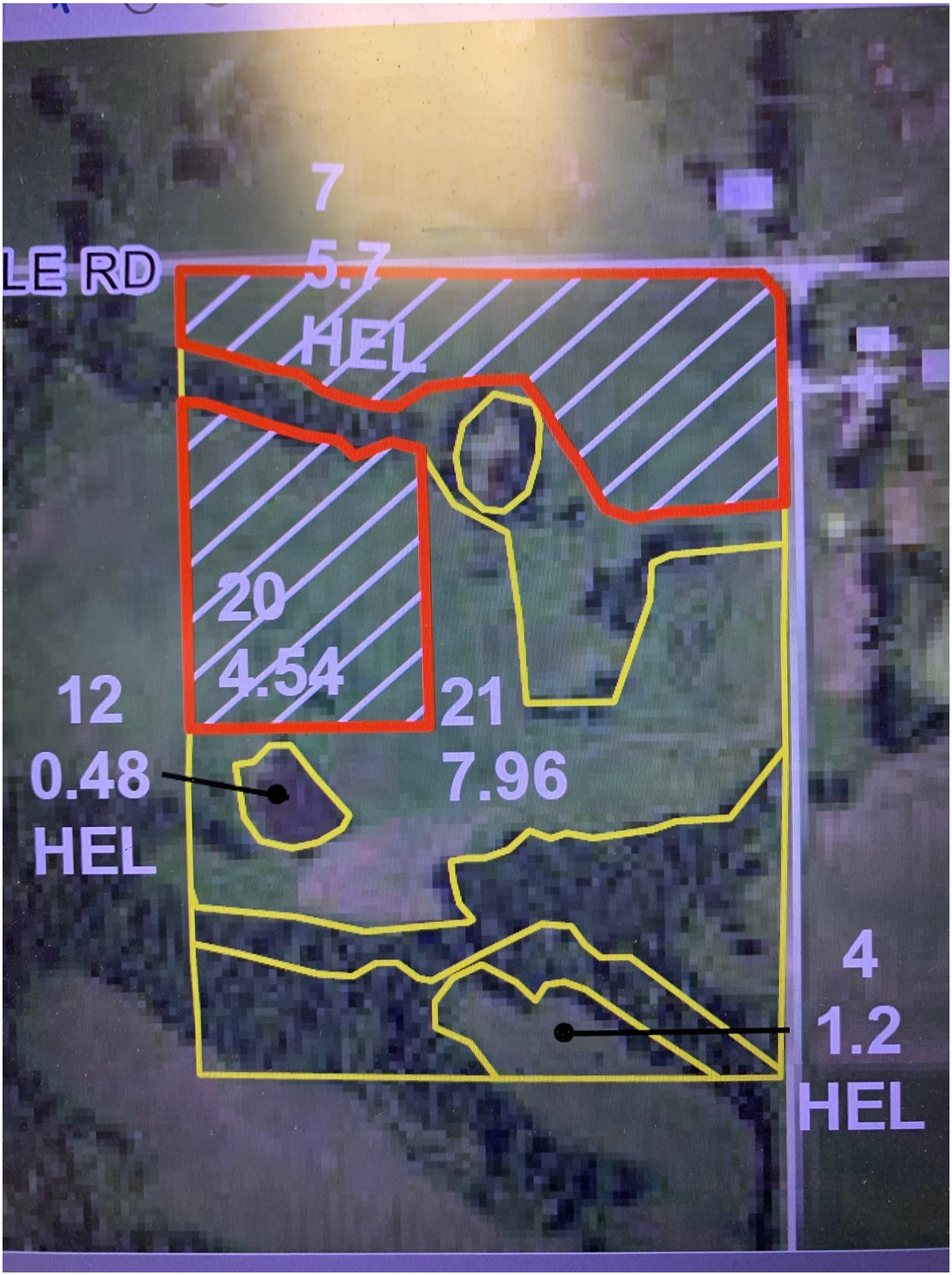
Deer and turkey hunting

existing food plots and trails

bedding areas

Timber

1.5 miles from Marceline Reservoir. Fishing open to the public


7
LE RD
5.7
HEL
20
4.54
12
0.48
HEL
21
7.96
4
1.2
HEL