



MISSOURI Land & Farm

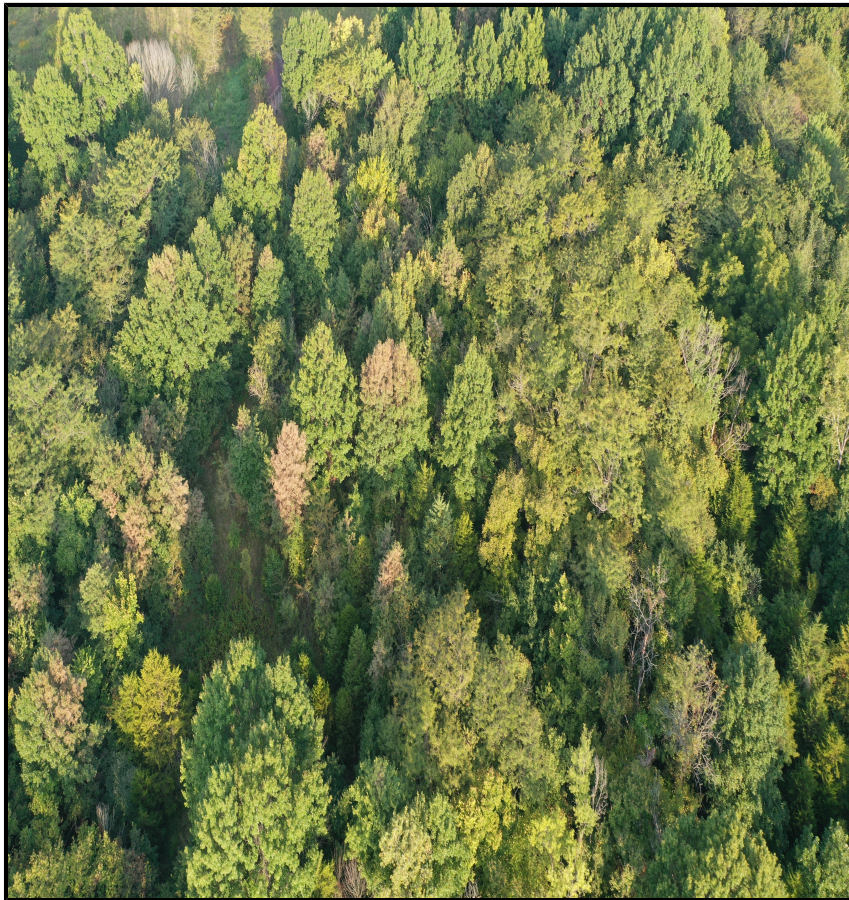
www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

33 Acre Hunting Secluded Hunting Sanctuary!!

Bedford MO, 64643

Livingston County

\$114,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

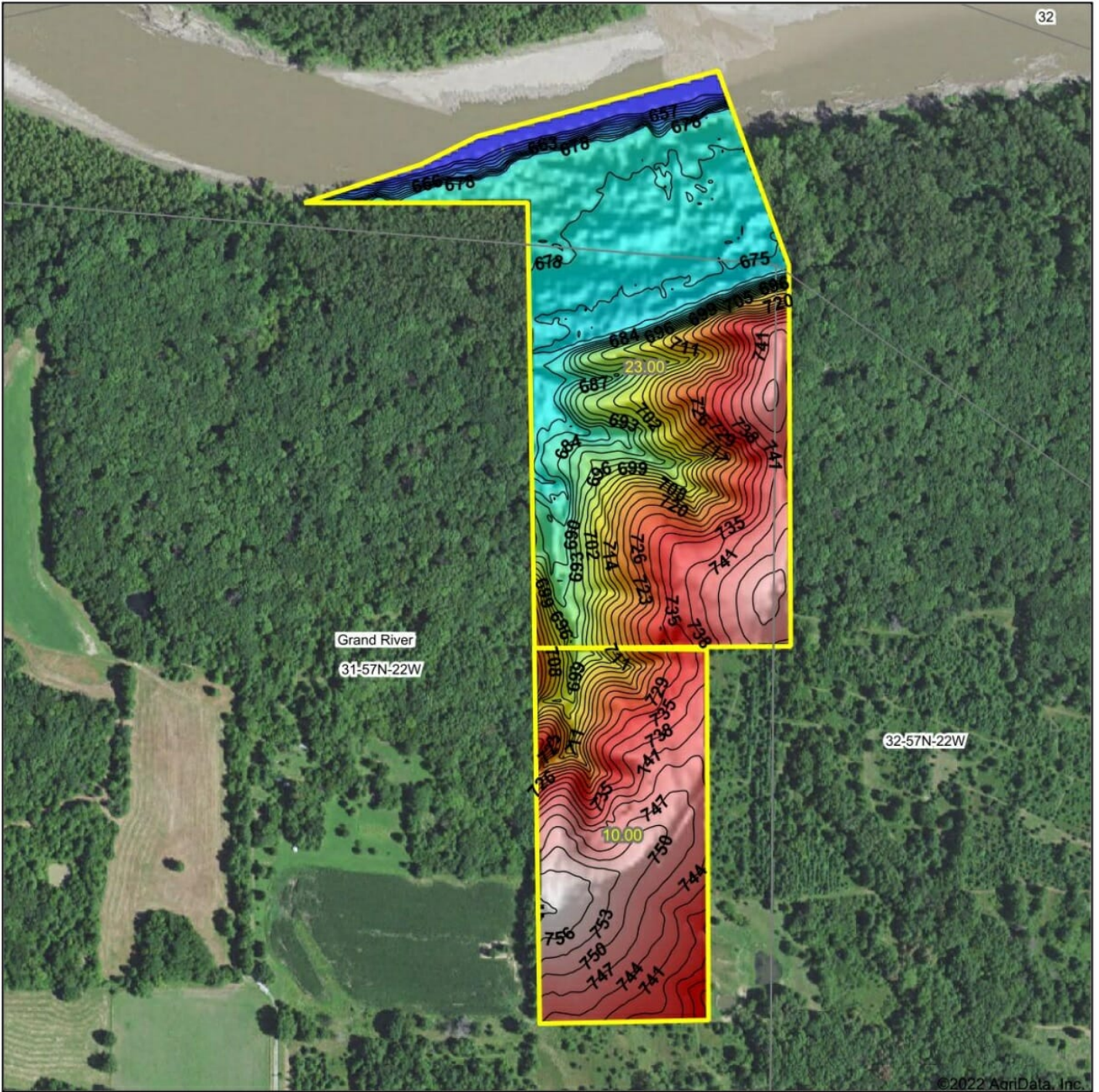
Its not every day you can find a secluded timber tract in Livingston County along the Grand River. From Co Road 304 a minimum traveled road leads to an easement that in turn leads to this nice hunting tract. The seclusion this tract offers with no road frontage provides for some low pressure hunting and ensures this property will offer hunting comparable to a larger tract. The Grand River frontage offers a great travel corridor. There is currently a trail that winds through the property to the river providing some great camping, and fishing spots. It may even offer some waterfowl hunting at times. The possibilities are endless.

This property is blank canvas that has seen minimal pressure for quite some time. With the right set up this property should provide some great Whitetail and Turkey hunting.

For more information call or text Jeff Quinn today 660-734-3925

More Pics coming soon.

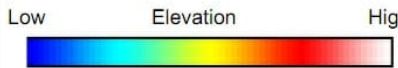
Topography Hillshade



Grand River
31-57N-22W

32-57N-22W

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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 648.3
 Max: 759.7
 Range: 111.4
 Average: 709.7
 Standard Deviation: 30.94 ft

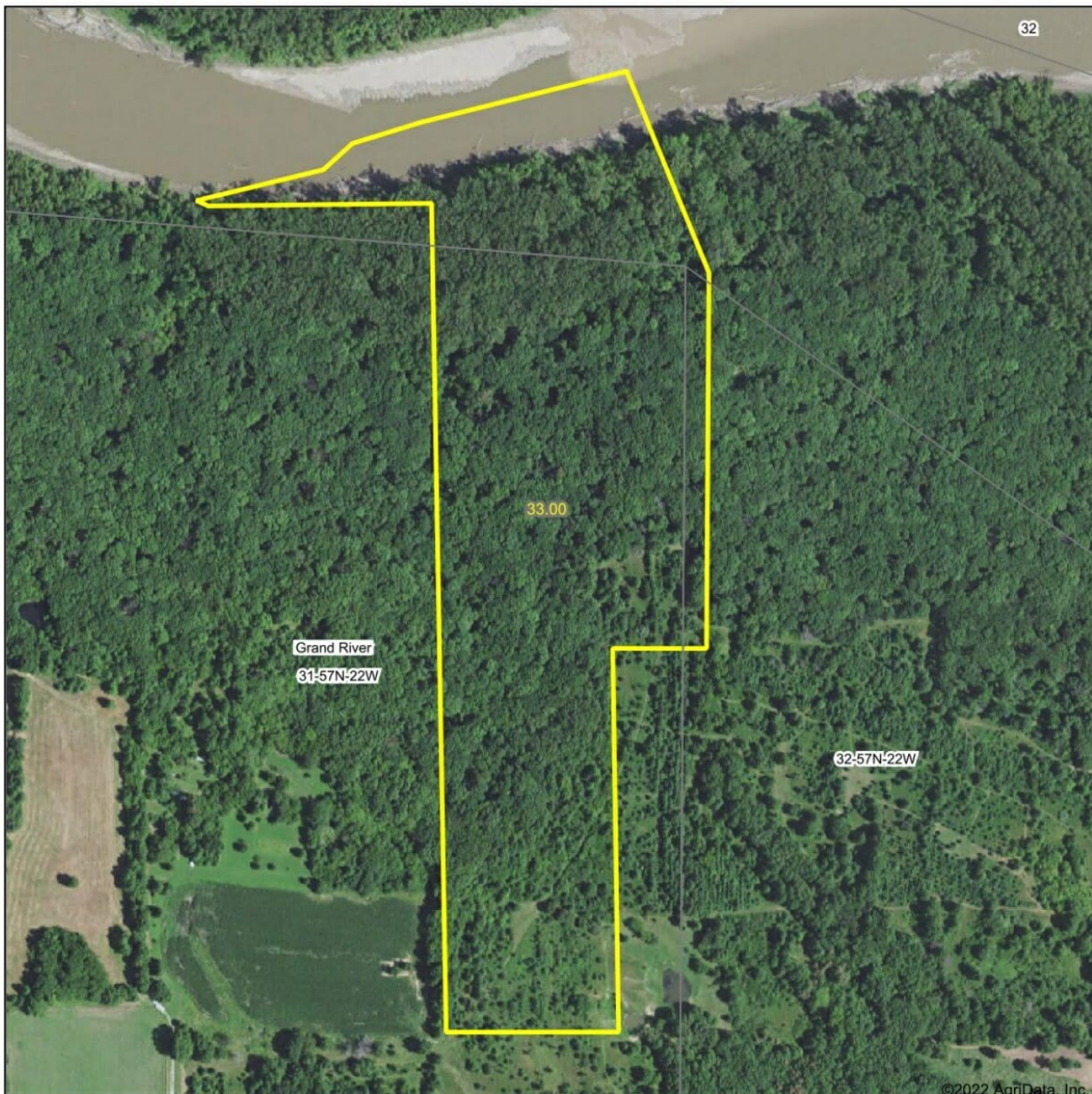


31-57N-22W
 Livingston County
 Missouri

9/26/2022
 map center: 39° 42' 32.09, -93° 24' 17.56



Aerial Map



Map Center: 39° 42' 38.82, -93° 24' 12.1



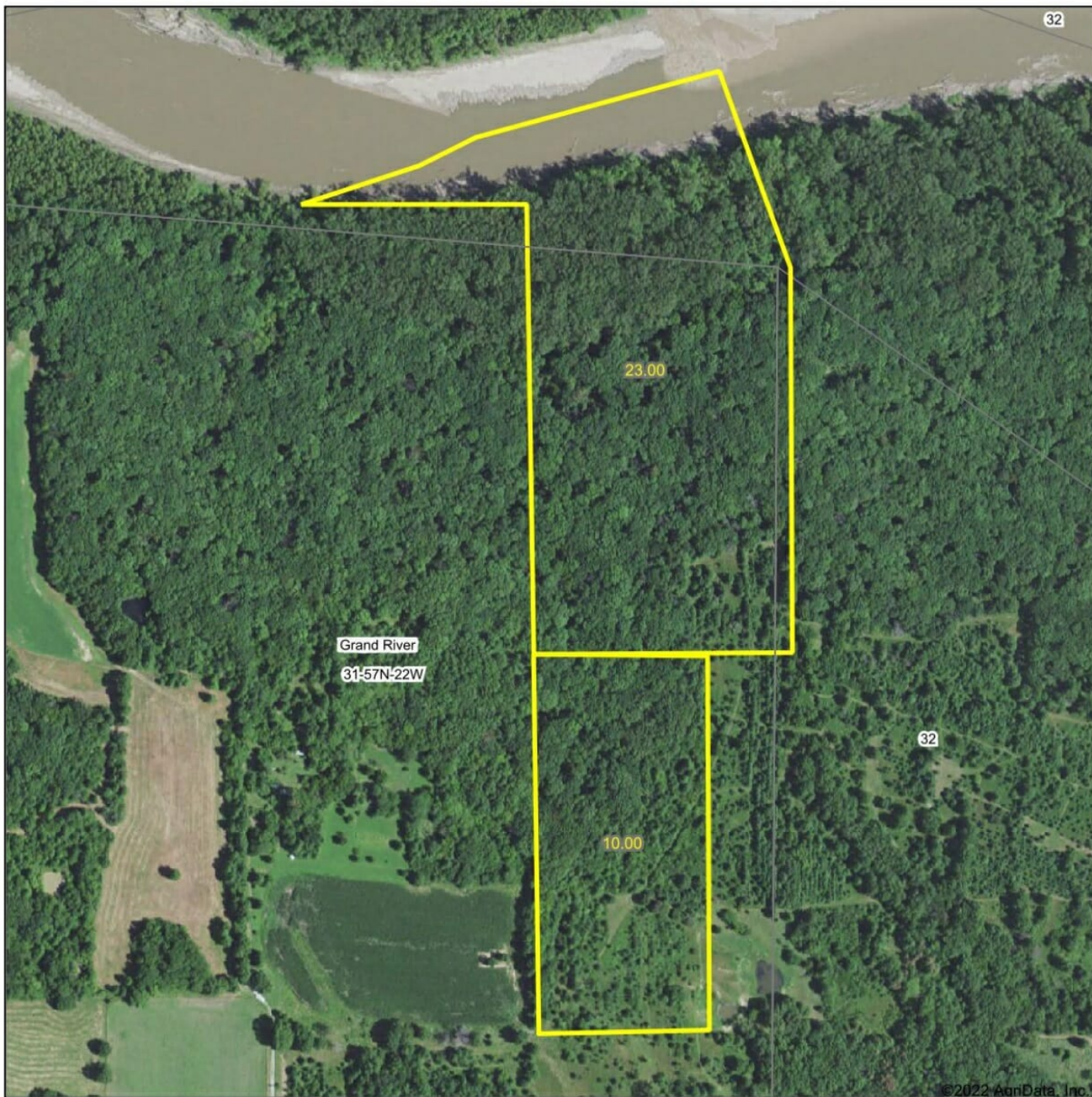
31-57N-22W
Livingston County
Missouri



8/16/2022

Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Aerial Map



Map Center: 39° 42' 38.71, -93° 24' 15.22



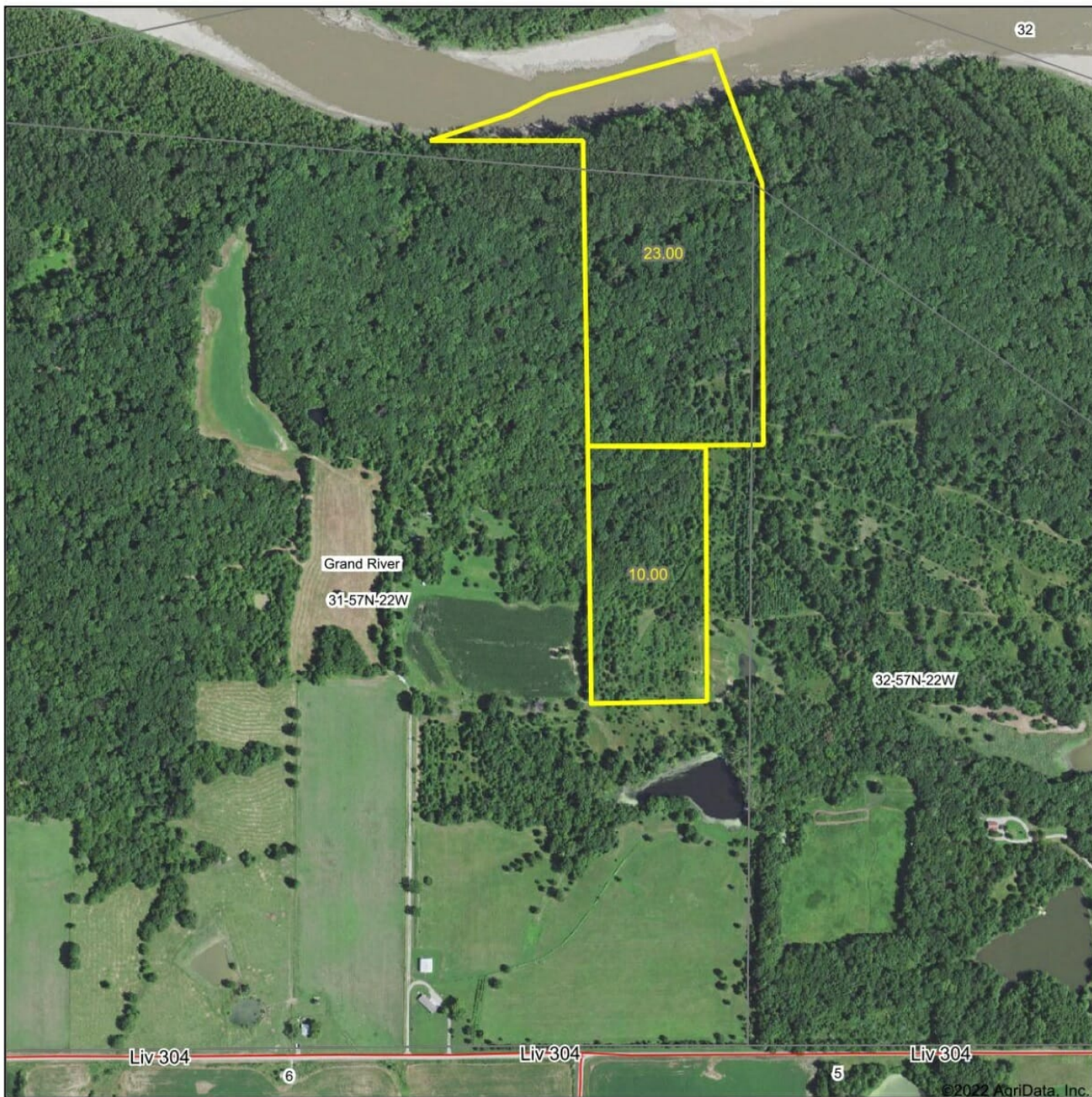
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Aerial Map



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31-57N-22W
Livingston County
Missouri



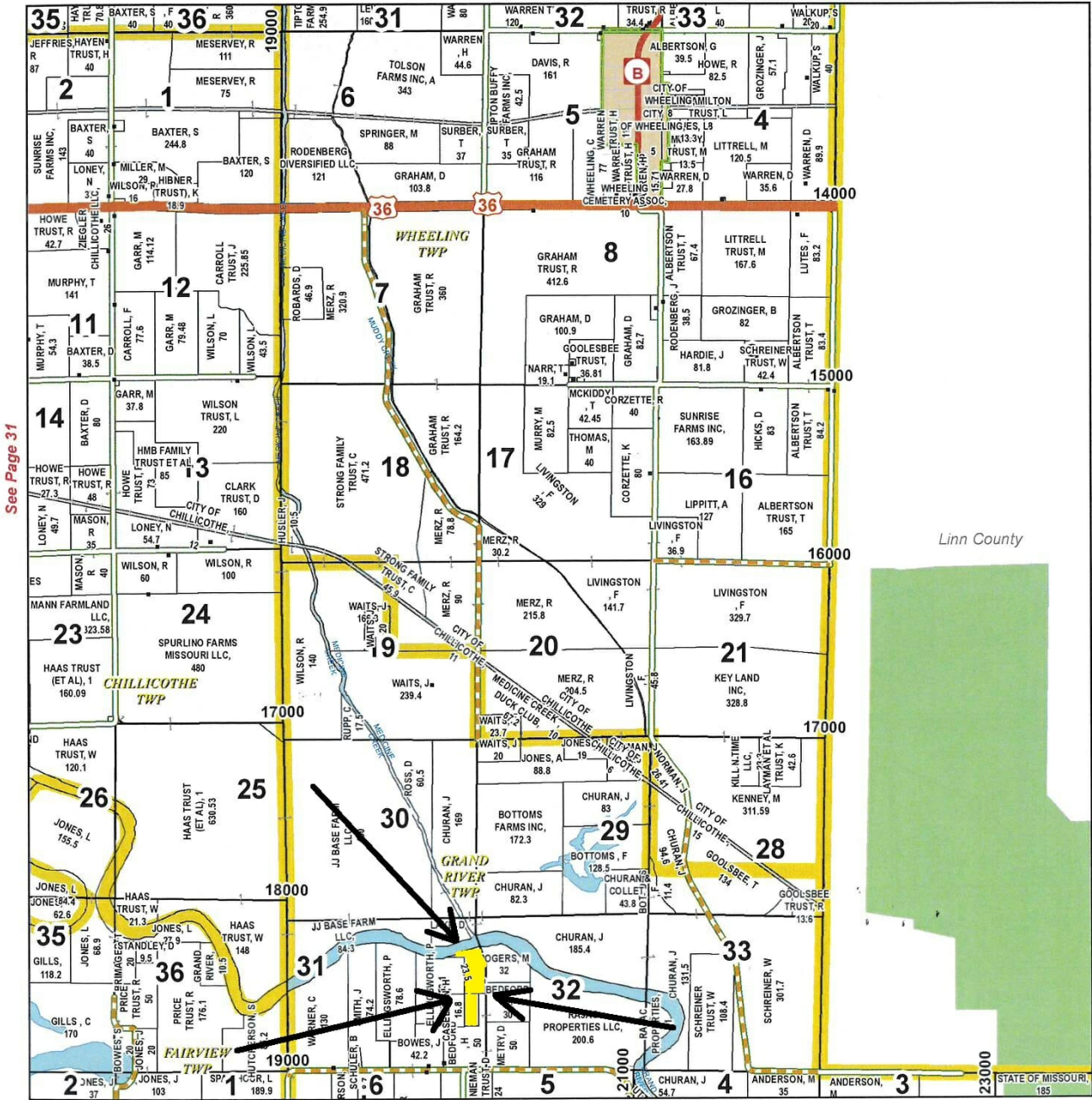
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TOWNSHIP 57N - RANGE 22W

See Page 25

South Part WHEELING TWP



See Page 31

Linn County

North Part GRAND RIVER TWP

See Page 41

Map Date: July 21, 2017 *This data was primarily developed for tax purposes and is not considered survey accurate.*

Livingston County Commission
 Ed Douglas - Presiding Commissioner
 Alvin Thompson - East District Commissioner
 David Mapel - West District Commissioner

Most parcels > 10 ac labeled

GIS & Map Development By:
 MIDLAND GIS Solutions
 501 N Market
 Maryville, MO 64468
 (660) 562-0050 www.midlandgis.com

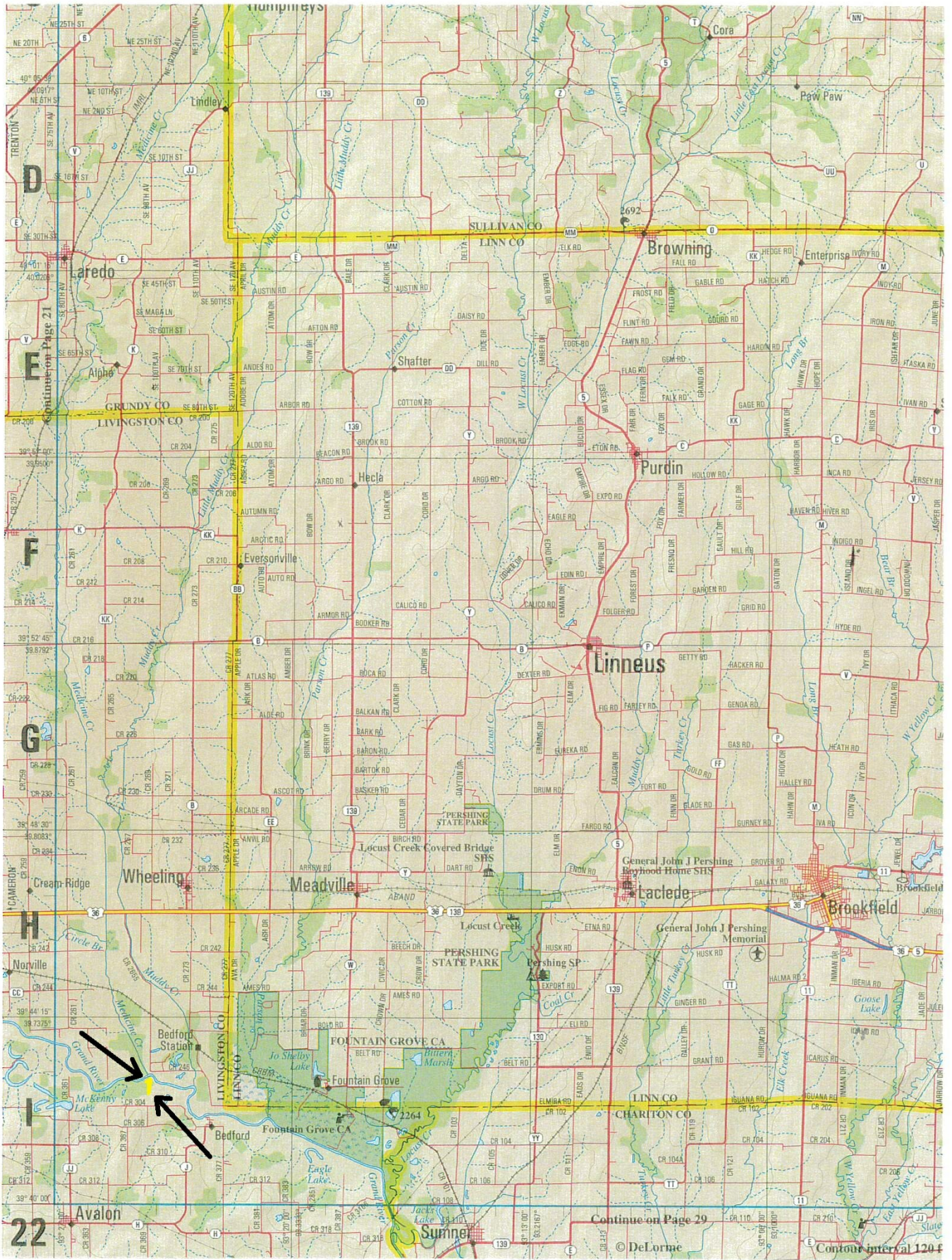
Data Courtesy Livingston County Geographic Information System
 Steve Ripley - Assessor - GIS Manager

Legend

- US Highways
- ST Highways
- CO Roads
- Dirt Road
- Streets
- Rail Roads
- Streams
- Land Hooks
- Land Ownership
- Bridges
- Cemeteries

Map Date: July 21, 2017

Map Date: July 21, 2017



Continue on Page 21

Continue on Page 29

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Contour interval 120 ft