



# MISSOURI Land & Farm

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## 71.5 Acres of Premium Rockford Hills Hunting!!

Rockford Hills Ave, Keyetsville, MO 65261

Chariton County

**\$390,000**



### CONTACT:



**JEFFREY QUINN**

Broker

660-734-3925

jquinn@missourilandandfarm.com



Throughout the Midwest, there are certain areas that shine when it comes to whitetail deer and turkey hunting. It's no secret that Northern Missouri is one of the best overall hunting areas in the United states....but finding the right location within the area is key.

The Rockford hills region in Chariton County has long been one of the most highly sought after hunting areas in the state. Due to it's topography and habitat, the farms in this portion of the world are known for extremely high deer density, excellent turkey hunting, and some of the more impressive trophy bucks in recent memory.

The ridges and bluffs that make up the Rockford hills lie high above the Chariton and Missouri river bottom lands, and its evident once you take look just how incredible this location is.

This farm represents the opportunity to own a piece of this limited resource. Heavily timbered slopes and ridges make for impeccable deer bedding cover. Small food plots carved into the landscape are an ideal place to begin a spring morning as gobblers echo throughout the hardwoods.

A trail system with elevated blinds, and additional deer stands allows hunters and wildlife access throughout the property.

A 3 bedroom hunting cabin make a perfect place to stay while enjoying your farm and a great feature to involve the entire family!

If you've been searching for a property to enjoy deer and turkey hunting in a superb area, take a look at this one. The combination of gorgeous views, unique landscape, and vast hunting opportunities await!

Update: Partial Seller Financing!!

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

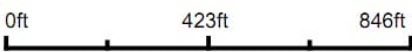


Aerial Map



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Map Center: 39° 22' 45.79, -92° 56' 2.72



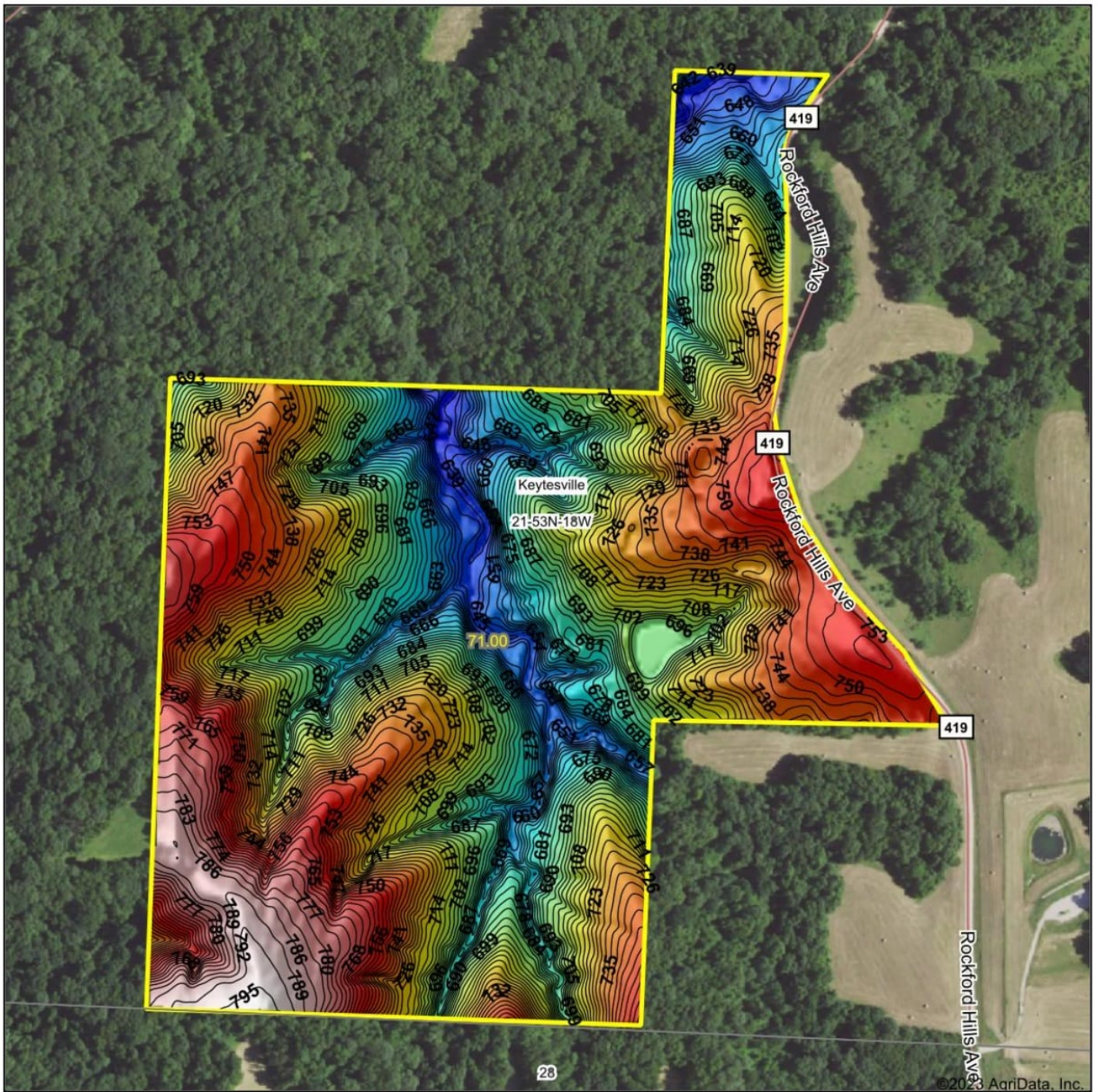
**21-53N-18W**  
**Chariton County**  
**Missouri**



11/22/2023



# Topography Hillshade



Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 634.1  
Max: 796.2  
Range: 162.1  
Average: 715.0  
Standard Deviation: 37.07 ft



11/22/2023

21-53N-18W  
Chariton County  
Missouri

Boundary Center: 39° 22' 45.79, -92° 56' 2.71

Maps Provided By:



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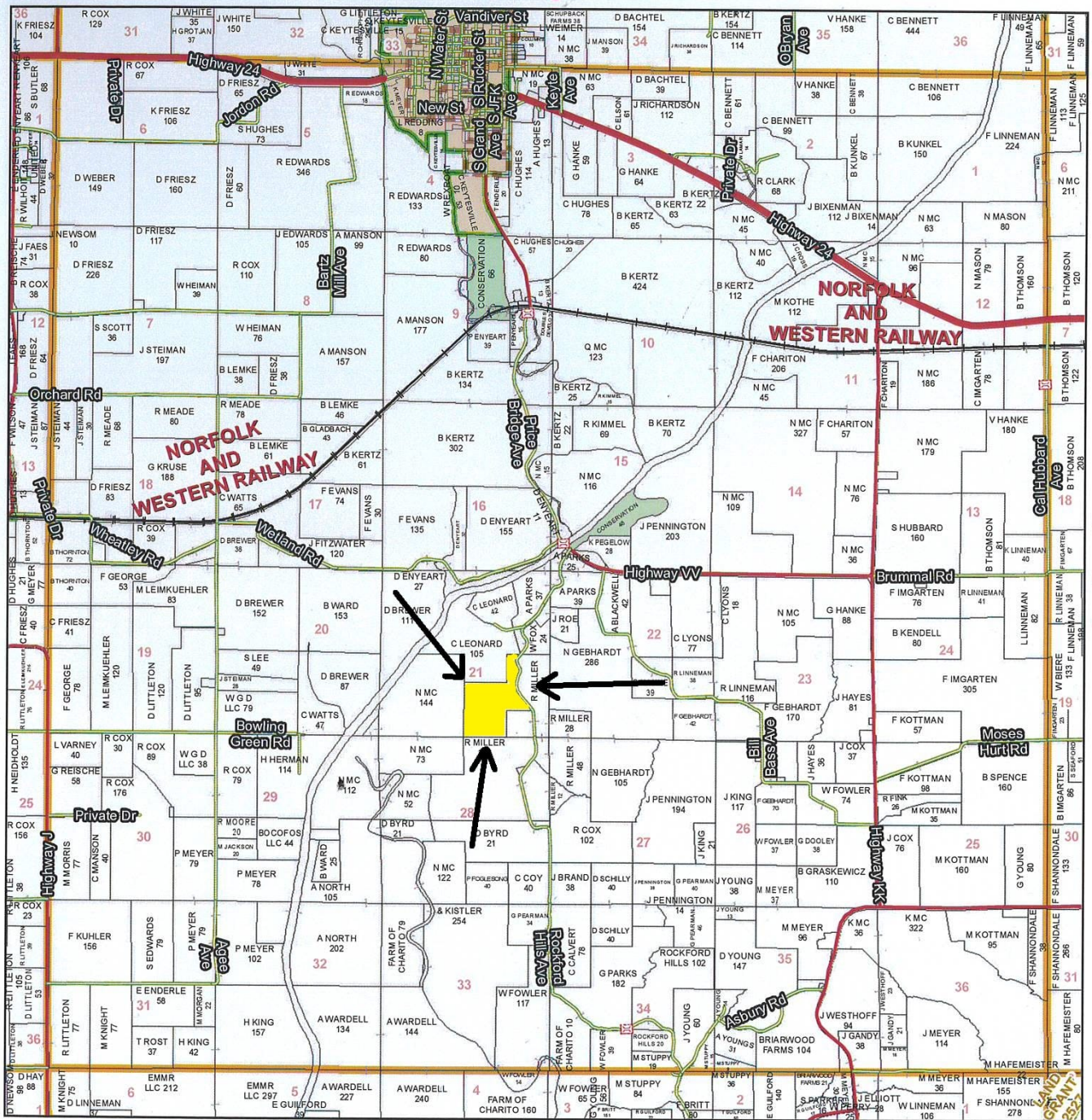


# T53N - R18W

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**Chariton County Commission**  
 Tony McCallum - Presiding Commissioner  
 Danny Price - Western District Commissioner  
 Steve Atkinson - Eastern District Commissioner

**Data Courtesy Chariton County Geographic Information System**  
 Darrin Gladbach - Assessor

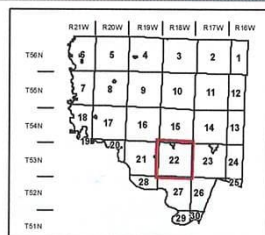
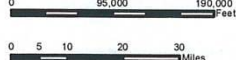
This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 10 ac labeled

GIS & Map Development By:



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Legend	
	City Limits
	Township Range
	Sections
	Land Grant
	Political Township
	Land Ownership
	Subdivisions
	Conservation & US
	US Highways
	ST Highways
	CO Highways
	Streets
	Rail Roads
	Streams
	Land Hooks
	Bridges



