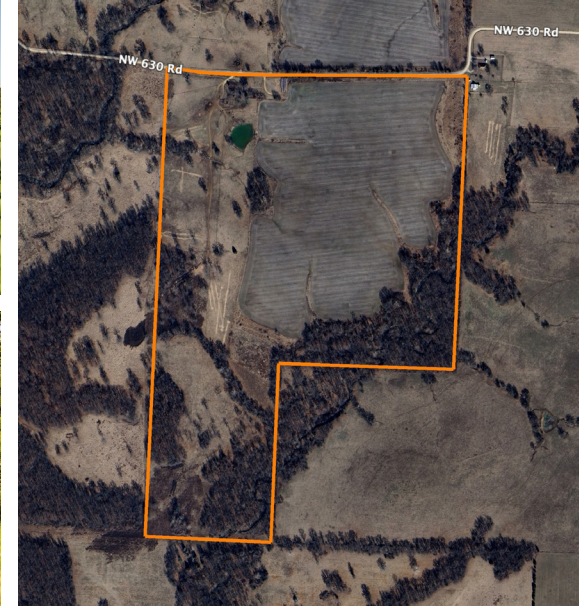


LAND FOR SALE

EXCELLENT HUNTING AND RECREATIONAL FARM WITH INCOME

PRICE: **\$945,000**
COUNTY: **SAINT CLAIR**
STATE: **MISSOURI**
ACRES: **148**



PROPERTY FEATURES

- 52 tillable acres currently in production
- 5.01 acres of CRP buffer strips enrolled thru 9/20/2025
- 60 acres of pasture with pockets of timber and corral system
- Large pond
- Live creek laces through southern timber
- Large oak and hardwood timber
- Big big whitetails (see trail camera pictures)
- Eastern turkey and quail
- Fully fenced and cross-fenced
- Locked gated entrance
- Drilled well with 2 hydrants
- Electric meter on site
- County road frontage on NW 630 Road

For more information, contact:

STEVE MOTT, Land Broker

816.718.7201 | SteveMott@MidwestLandGroup.com

MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.