

LAND

FOR SALE

Adair County, MO

196
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:
2020033844

109 E Main St
Perry, MO 63462

LUKE MITCHELL
573-541-1232

Luke@HighPointLandCompany.com



HIGH POINT
LAND COMPANY

www.HIGHPOINTLANDCOMPANY.COM





Summary of Property

196+/- Acres • Adair County, MO

Listing Price: \$885,000

DESCRIPTION

Check out this one of a kind 196 acre tract in Adair County, Missouri! With a perfect mix of big timber and open ground, this farm has the perfect ingredients to make a top notch hunting farm! There are three established food plots already on the farm with plenty of room to add more. Adair County is known to be one of the top-producing counties within the state for big deer and great turkey hunting. Property is accessed off of State Highway 6, located on the Northern end of the property with two entrances into the farm. This is a rare find so don't miss out! Give Missouri Land Specialist, Luke Mitchell, a call for more information!

Property Address:

State Highway 6, Novinger, MO 63559

Property Features:

- Excellent Hunting
- Buildable
- Great Views
- Hay Production
- Highway Frontage
- Mature Timber

Driving Directions:

Take Highway 6 heading west two miles from Novinger and the farm will be on your right. Look for real estate signs.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



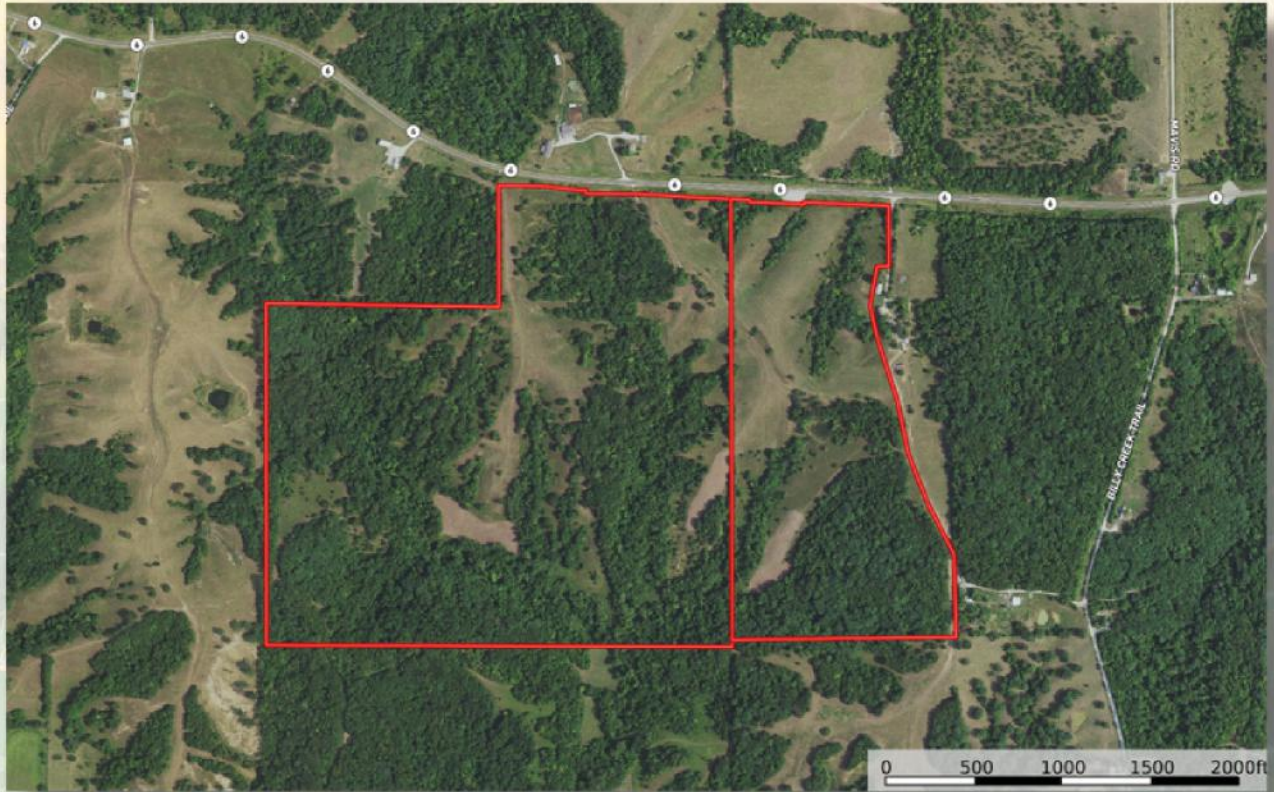
75,000
ACRES SOLD

Property Photos



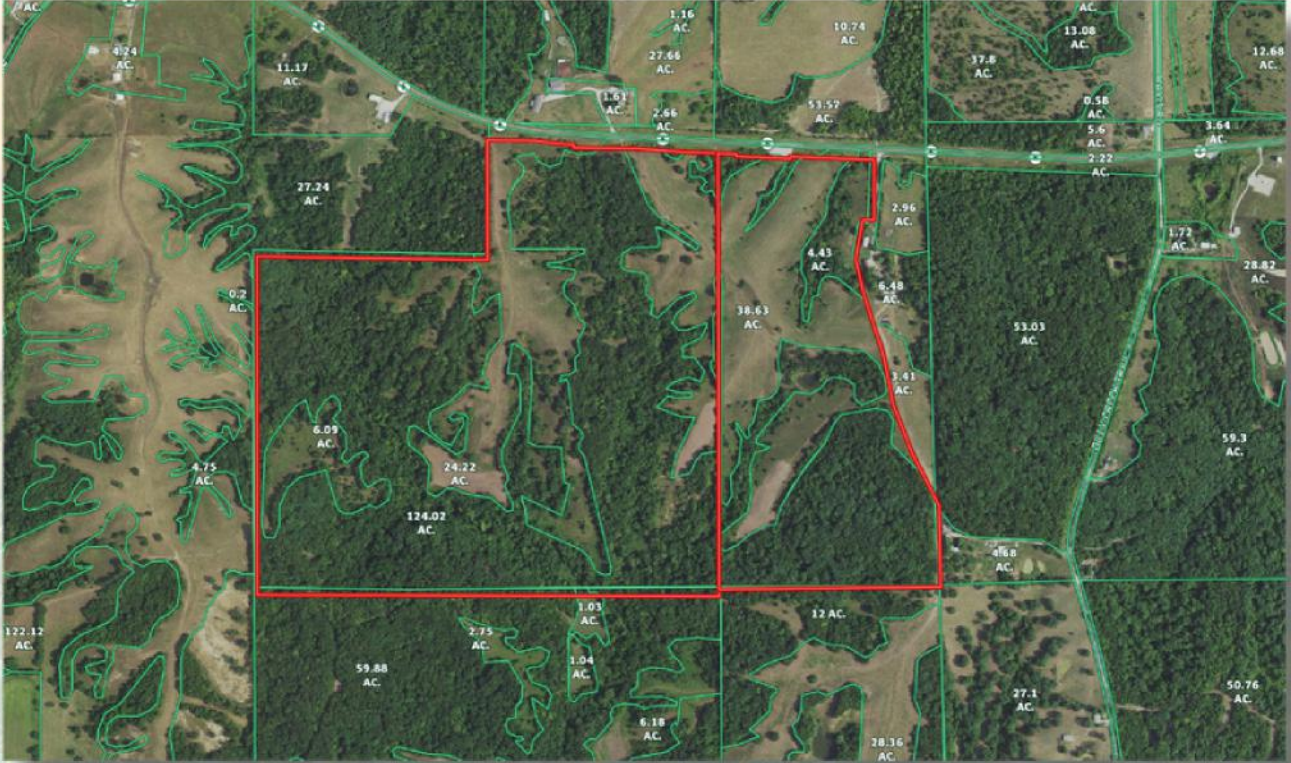
75,000
ACRES SOLD

Aerial Map



75,000
ACRES SOLD

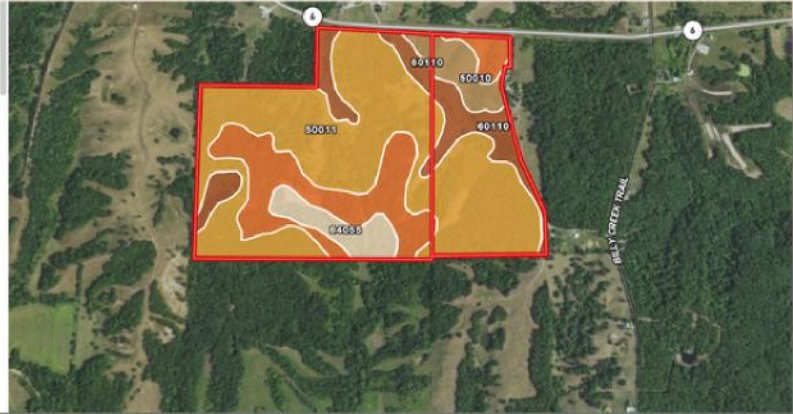
Aerial Map





Soils Map

Code	Description	Acres	%	CPI	NCCPI	CAP	?
50011	Winnegan loam, 20 to 35 percent slopes	108.70	55.54%	-	17	6e	?
30211	Vanmeter silty clay loam, 14 to 30 percent slopes	39.57	20.2%	-	32	6e	?
60110	Gorin-Winnegan complex, 5 to 14 percent slopes, eroded	25.71	13.12%	-	64	3e	?
50010	Winnegan loam, 14 to 20 percent slopes, eroded	11.13	5.68%	-	61	6e	?
64055	Viga-Zock-Escelco complex, 1 to 5 percent slopes	10.60	5.46%	-	82	2e	?



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