

LAND

FOR SALE

Pike County, MO



76
+/- 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:
2023013835

703 S Main St
Fountain City, WI 54629

JOE ORF

636-290-5206

JoeOrf@HighPointLandCompany.com



HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





Summary of Property

76+/- Acres • Pike County, MO

Listing Price: \$1,200,000

DESCRIPTION

High Point Land Company is proud to offer this rare opportunity to own a beautiful country home nestled on 76 acres overlooking the historic Salt River in Pike County, Missouri. This secluded gem is truly a dream come true for those seeking an outdoor haven, with peaceful country living. Offering the perfect blend of income producing tillable acres and timber, located in one of the most sought-after locations in all of Eastern Missouri.

Custom built in 2015, the stunning 4 bed 3 bath 3,000 sq ft single story home is located high on the South end of the property, boasting a "million dollar view" only the Pike County hills can offer. Stepping inside you will find spacious living quarters with a charming layout, with walls showcasing mounts from many years of hunting success on the property. Featuring 8 total rooms, 2 master bedrooms, 3 full baths, a screened porch with a hot tub offering a scenic view of the property, and much more! Extending on the south portion of the home is roomy 32x36 3+ car garage with concrete floor, as well as an additional 16x36 garage designed to park your tractor, side by side, etc! When the temperatures heat up, cool off outside in the 18ft above ground pool, and relax under the Pergola!

Pike County is known as a top producer within the state for trophy whitetails and great turkey hunting. This property consists of a mix of mature timber, row crops, and thick draws providing ample habitat for all wildlife! Boasting multiple stand locations for different winds, established food plots, 4 Millennium Tower Blinds, funnels, TSI, and access trails throughout, makes this turn-key farm extremely hunt-able. The farm is littered with rubs and large scrapes! With QDMA in mind, the farm has produced mature whitetails year after year! Among the 76 acres are approximately 32 tillable acres which have been recently terraced, and is currently cash rented at \$150 per acre, bringing in \$4,000 of annual income!

Just 4 miles to the Northeast is Ted Shanks Conservation Area which spans 6,705 acres offering unique opportunities for wildlife viewing, incredible waterfowl hunting and 500 acres of fishable water! In addition this absolute gem is located only 1/2 mile off Highway 79, 21 miles South of Hannibal, 20 miles North of Bowling Green, and only 1 hour North of Wentzville, MO. I invite you to take a look at this beautiful country home affixed on 76 acres offering peaceful country living and great hunting in a highly sought-after location! For more information, or to schedule your own private showing please contact MO Land Specialist Joe Orf at (636) 290-5206, or joeorf@highpointlandcompany.com.

Property Address:

14243 Pike 108, Frankford, MO 63441

Property Features:

- Beautiful 4 bed 3 full bath home
- Million Dollar View
- Excellent Hunting Farm w/ Income
- Large Garage
- 2 Master Bedrooms
- Established Food Plots
- 4 Millennium Tower Blinds
- Hot Tub and Pool
- Storm Shelter
- Peaceful Country Living

Driving Directions:

From Frankford take Highway B approx 6 miles to Hwy 79. Turn north and travel on Hwy 79 for approx 1 Mile. On the left take Pike 108 (gravel) for approx .5 mile. Driveway will be on the left. Look for signs!

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



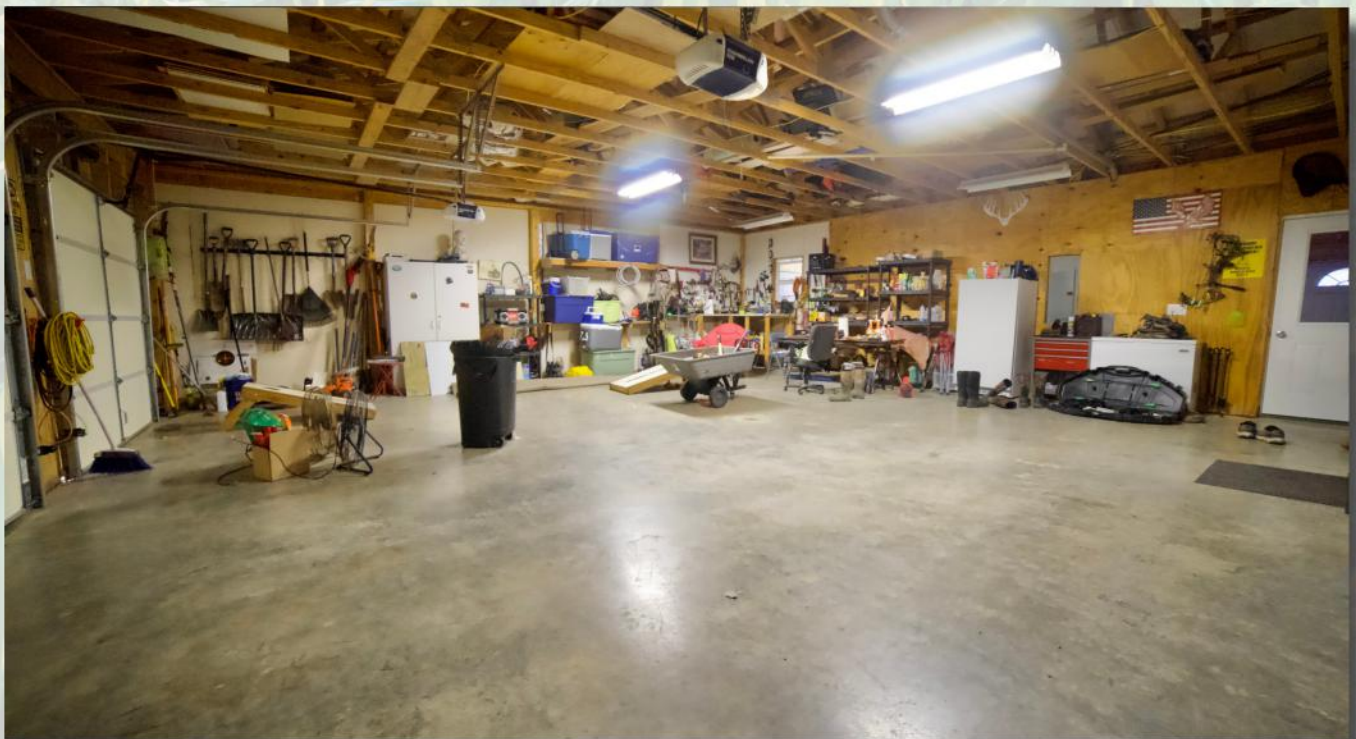
75,000
ACRES SOLD

Property Photos



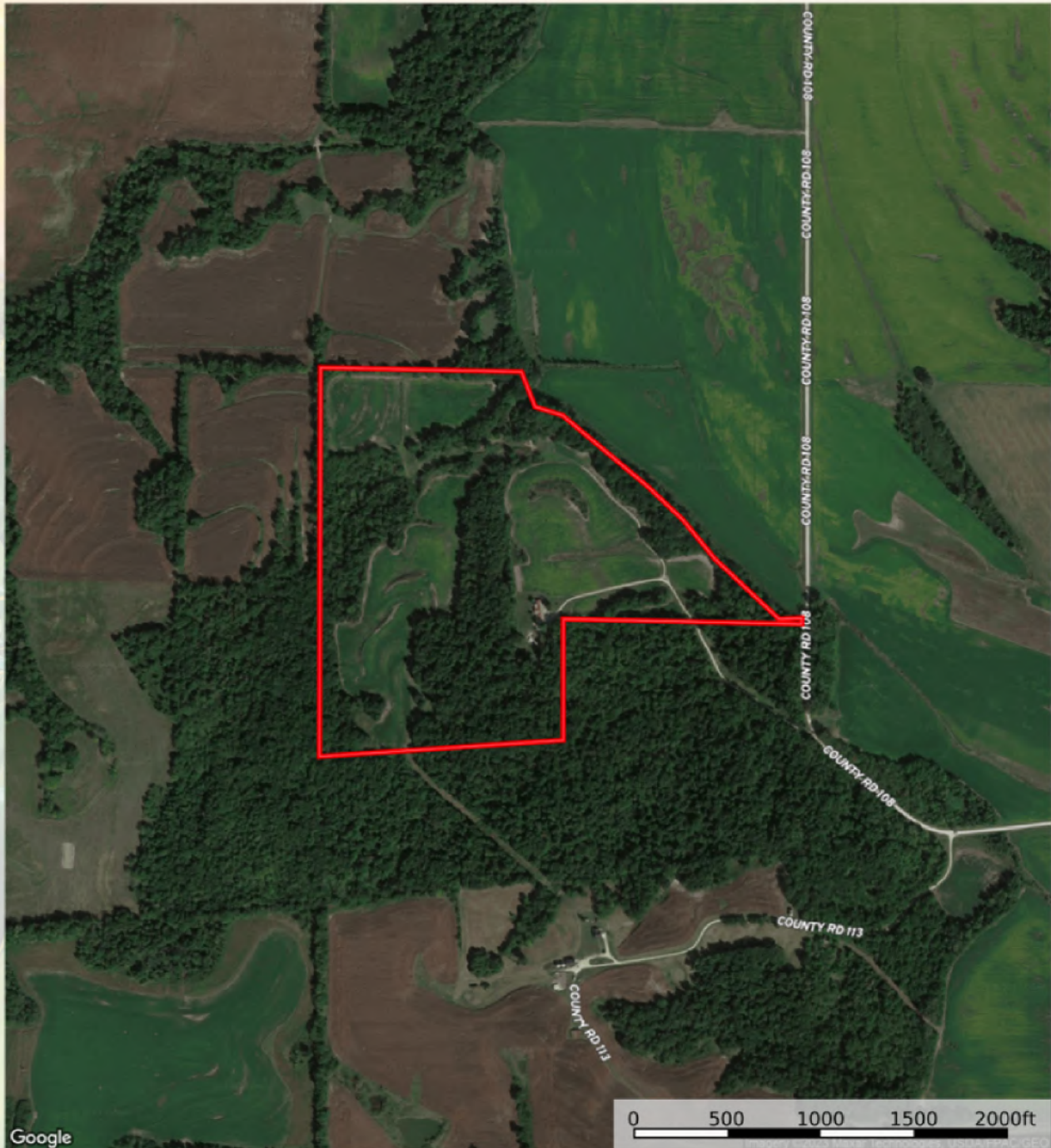
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Aerial Map

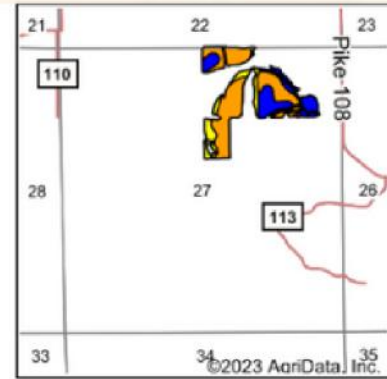
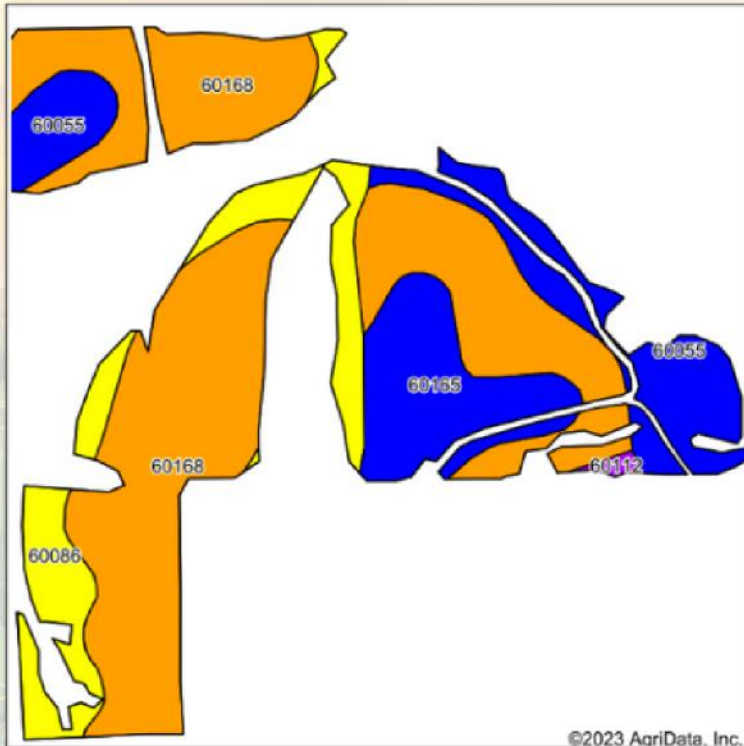


Google

Boundary



Soils Map



State: **Missouri**
 County: **Pike**
 Location: **27-55N-3W**
 Township: **Peno**
 Acres: **39.23**
 Date: **11/8/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: MO163, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Com Bu	Grass legume hay Tons	Grass legume pasture Tons	Soybeans Bu	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
60168	Menfro silt loam, 5 to 9 percent slopes, eroded	22.60	57.6%		IIIe						79	79	67	64	
60055	Winfield silt loam, 2 to 5 percent slopes	6.05	15.4%		Ile	145	4.3	7.1	45	55	84	84	74	73	3
60086	Crider silt loam, 9 to 14 percent slopes, eroded	5.64	14.4%		IVe						67	67	60	54	6
60165	Menfro silt loam, 2 to 5 percent slopes	4.77	12.2%		Ile	142	4.4	7.3	43	55	84	84	76	76	
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	0.17	0.4%		VIIe						15	15	12	6	
Weighted Average						2.89	39.6	1.2	2	12.2	*n 78.4	*n 78.4	*n 67.9	*n 65.2	*n 1.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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FSA Map



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