

# LAND

# FOR SALE

Sullivan County, MO

**119**  
+/- 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**  
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**HIGH POINT**  
**LAND COMPANY**

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# Summary of Property

## 119+/- Acres • Sullivan County, MO

**Listing Price: \$535,000**

### DESCRIPTION

Located just two miles north of Milan on Highway Oo. Sullivan County Missouri is known for its rural setting and offers various outdoor activities. This 119 acres provides great opportunities for hunting and other recreation. Large blocks of timber surround this farm which allows the farm to serve as the destination food source for the deer in the neighborhood. Food plots and box blinds are already in place and have proven that big deer can be taken on this outstanding farm! Access to the farm is ideal with blacktop road frontage to the East alongside Highway Oo with water and electric close by. This makes it perfect for sneaking in and out of hunting spots with different wind directions. Don't miss out on the chance to own this stunning property with its remarkable features and potential.

### Property Address:

20131 Highway OO, Milan, MO 63556

### Property Features:

- Blacktop Road Frontage
- Great Hunting
- Ponds
- Great Access
- Great Views

### Driving Directions:

Take Highway Oo north two miles out of Milan. The farm is on the left side of the highway.



75,000  
ACRES SOLD

# Property Photos





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# Property Photos





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# Property Lines



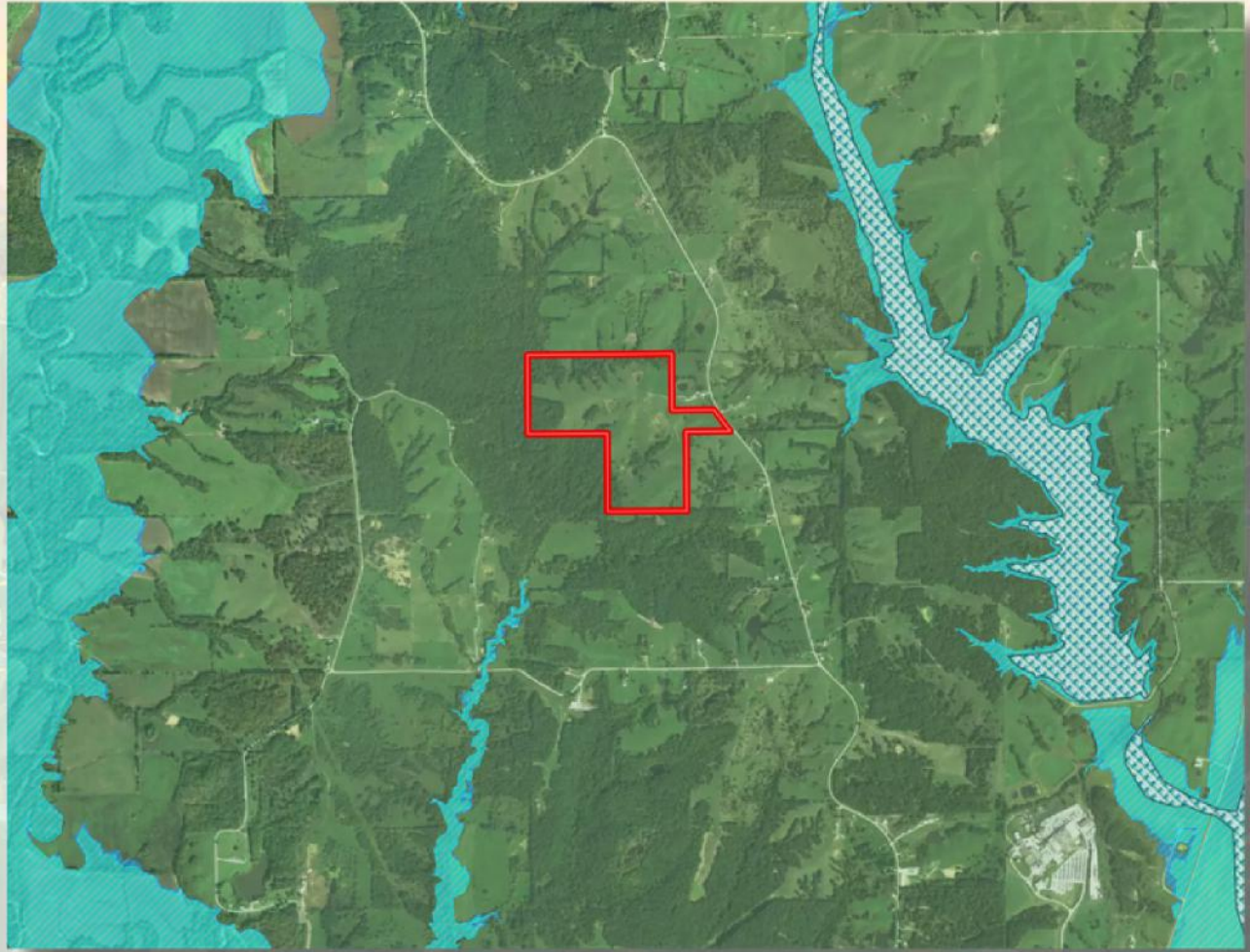






75,000  
ACRES SOLD

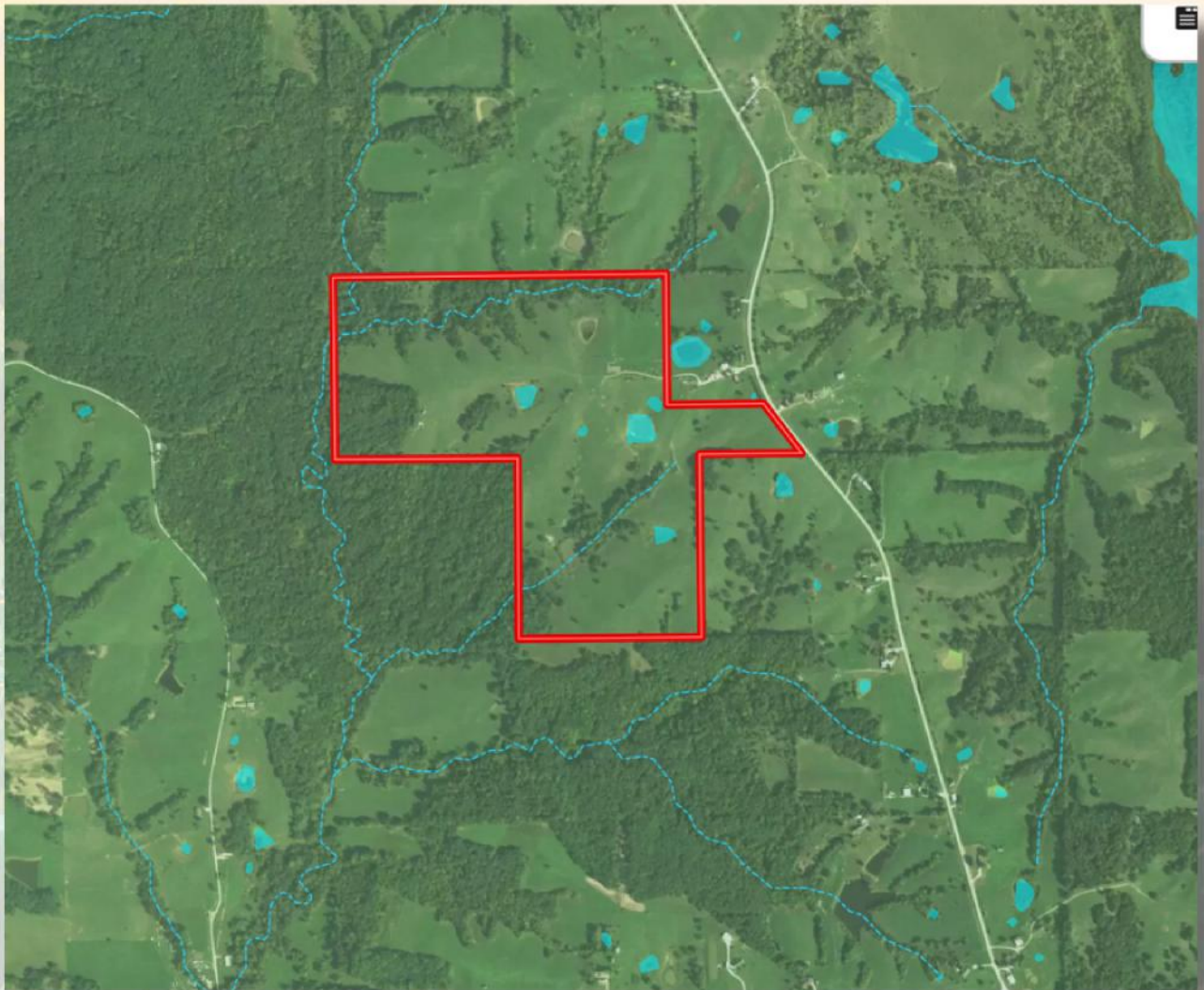
# Wetlands Map





75,000  
ACRES SOLD

# Water Features





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