

**\$299,500**

**Incredible Hunting, Awesome Build-site, Pond Fishing**

**MLS # 24133-19131**



**MLS# : 24133-19131**

**Price : \$299,500**

**Type : Hunting**

**Size : 98 Acres**

**Address : 4508 Rd , Hume , Missouri , 64752**



## FEATURES

- ✓ Hunting Land in Missouri
- ✓ Deer Hunting in Missouri
- ✓ Bates County MO Land For Sale
- ✓ MO Land For Sale
- ✓ Butler, MO Land For Sale
- ✓ Fishing Property For Sale MO
- ✓ Building Site For Sale in MO
- ✓ Incoming Producing Land

## ABOUT THE PROPERTY

Properties of this quality and diversity are rare on the market, especially properties within 1 hour of the Kansas City area. This 98-Acre tract is located in Bates County, MO, southwest of Butler, and straight west of Rich Hill, close to the Missouri/Kansas line. This property has value in many ways - first, the deer hunting. All of the trail camera photos on the listing were taken in the center of the property, during a 2 week period in November. This property was not hunted this year. There is tons of deer sign on this property, and with access from 3 sides, you can hunt the wind and do it right. The owner has cleared some areas for food plot locations and created an awesome trail access system. The property is also gated at the entrances. Second, this property has other awesome recreational benefits such as camping and fishing. A clean pond is on the north end of the property, and you can drive or walk right up to the edge with no brush in the way. The north side of the pond is perfect for a tent or camper to get away for the weekend. There is clean and easy access to fish, camp, and relax. Third, this property has several build locations for home sites. With utilities on the road and road access from 2 directions, you can pick your new home or cabin location. This property has options for whatever setting you desire. And finally, this property can be income-producing. There is sufficient pasture on the north side to run a small herd of cattle or cut some hay. Then entire property has tillable soils present, so one could eliminate many of the trees and row-crop much of the property. Whatever your purpose for purchasing property, this parcel has what you are looking for. Inquire today on this Bates County tract! \*The owner will consider selling the property in smaller tracts - call for details\*

## CONTACT US

**RYAN HUBBARD**

**BROKER/OWNER**

☎ (417) 296-4572

✉ hubbardsold@gmail.com

🏠 American Heartland Real Estate & Auctions

📍 8700 SE Hwy 13, Collins, Missouri United States, 64738