



**T R O P H Y**  
 PROPERTIES AND AUCTION  
 LAND | RECREATIONAL | RESIDENTIAL

# Livingston County Missouri Honey Hole for Sale

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



**PROPERTY ADDRESS:**

00 Highway 190  
 Chillicothe, MO 64075

**PRICE:** \$76,000

**ACRES:** 31.61

**COUNTY:** Livingston526-9369

**PROPERTY HIGHLIGHTS:**

- 31.61± acres
- Hunting honey hole
- Great deer & turkey hunting
- Established Food plot
- River travel corridor
- Heavy cover
- Easy Access
- Great rail camera history
- 1.5 hours from Kansas City, Missouri
- 2 hours from Columbia, Missouri

**PROPERTY DESCRIPTION:**

A long time ago I realized the right 10 acres of hunting can be better than the wrong 2,000 acres. The reason being is deer are elusive critters and need simple things like cover, food, water & age structure to thrive. Heavy cover along water ways like the Thompson River allows for such cover and that is why you find big old deer traveling these areas sometimes miles during the rut. This property is that property that can be found right in the heart of that travel corridor. This property is one of a kind in many regards and it has the potential for a hunter to thrive as a hunter but also learn how to hunt small tracts and study wind direction and pressures to capitalize on not only how but when to hunt.

Whether you are adding to an existing portfolio of land and trying to have a honey hole for remote hunts or trying to start hunting and learning how to harvest animals for your family to eat, this is your property. This can be what you are looking for in the way of a lower priced property with huge potential.



**PRESENTED BY:**

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals