

# 20581 Pure Air Trl

# \$1,715,500

Novinger, MO 63559



**3 Bedrooms**  
**2.5 Bathrooms**  
**Lot Size: 416.00 Acre**  
**Listing #: 24066-23003**  
**County: Adair**

416 +/- acres located in Adair County, Southwest of Novinger, MO at the end of Route DD on Pure Air Trail. This farm would make an excellent combination row crop and cattle farm, with 306 +/- acres of pasture and 110 +/- acres of highly productive tillable bottom ground, rented at \$150 per acre. The pasture has good fences, including 2.5 miles of new fence, corrals that allows for 100-120 cow/calf pairs. A beautiful country home with 3 bedrooms, 2.5 baths and totally remodeled in 2014, some of the updates are; new vinyl windows, new flooring, new electrical, new plumbing, new siding, new insulation, brand new HVAC, new roof and much more. The previous owners salvaged the original woodwork and restored it throughout the house. The main level has an open floor plan, perfect for entertaining family and friends, and a beautiful deck outside to enjoy the peaceful country setting. A 52X64 ft pole barn, chicken house and numerous outbuildings are also on the property for additional outside storage. The town of New Baden Springs was located on the property and the only remanence that remains is the spring house and two live springs that run year around. Northeast MO is known for big Whitetail bucks and this property is no exception. Excellent deer and turkey hunting, you could hunt this property yourself or a hunting lease would provide extra income. Check out our drone footage for a unique birds-eye view of this farm. Please call Jason Small at 660-342-3819, for details or to schedule a showing. \*\*\*Property lines on the map are thought to be accurate but they are estimated.

## Key Features

- Novinger MO Farm For Sale
- NEMO Home and Farm For Sale
- Combo Farm For Sale
- Country Home & Large Acreage
- Adair MO Farm FOR SALE
- Rural Farm For Sale Adair Co.
- Northeast MO Farm For Sale
- Adair County Land For Sale



**Jason Small**

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