

# LAND

# FOR SALE

Adair County, MO

**272**  
+/- 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**

[www.HIGHPOINTLANDCOMPANY.COM](http://www.HIGHPOINTLANDCOMPANY.COM)





# Summary of Property

## 272+/- Acres • Adair County, MO

**Listing Price: \$1,195,000**

### DESCRIPTION

Survey the surroundings and you will immediately think to yourself – this farm has it all! Whether you're looking for a great hunting farm, pasture ground, bottom ground tillable, or a fantastic build site, this is it!

Located approximately 7 miles north of Novinger in northeast Missouri, this diverse farm offers a versatile range of uses such as deer and turkey hunting to cattle and horse grazing. Not to mention, it includes 60+/- acres of tillable land, enhancing its income potential.

The southern end boasts a beautiful ridge with timbered draws and mixed brush, creating an excellent habitat for wildlife. This area is renowned as one of the top-producing counties in the state for big deer and outstanding turkey hunting, making it an ideal location for outdoor enthusiasts.

Additionally, the northern end of the property provides blacktop access from two locations and a scenic spot ideal for building a new home or cabin, offering stunning views of the land you would own and the surrounding farms. This farm truly offers something for everyone. Don't miss out on this fantastic opportunity!

**Property Address:** 11053 State Highway 149, Novinger, MO 63559

### Property Features:

- 272+/- Acres located 7 miles north of Novinger in Adair County
- 60+/- Acres tillable cash rented at \$150 an acre
- The farm is absolutely loaded with turkey & deer
- Mature hardwoods, including walnuts, and dense thicket and bedding areas
- Plenty of open ground, ideal for multiple food plot locations
- Located off of a blacktop with 2 entrances
- Private gravel road that allows access to the entire farm
- 1 nice pond and a creek
- Ability to host multiple hunters
- Offers a great build site tucked off of the road overlooking the farm
- Close to Kirksville, MO that has several hotels, restaurants, and shopping centers

**Driving Directions:** From Novinger take Highway 149 north for 7 miles. The farm is on the right side of the highway. Look for sign.

75,000  
ACRES SOLD

# Property Photos



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