



Maries Road 407, Maries County, Missouri, 98.09 Acres

\$539,000

This 98+/- acre Maries County hunting oasis is an excellent combination of creeks, tillable, timber draws, bedding and small cave. With 25+ total acres of tillable, the farm is centered around the main 21 acre fertile bottom field being annually rotated between corn and soybeans. This hunting destination is situated perfectly between huge Ag fields to the East and major bedding to the West serving as a great staging area as the deer travel between the two. That doesn't mean this farm isn't holding a large number of deer as well. With a huge chunk of bedding of this farm as well it is the bedroom to many deer. The bedding fields are a diverse mix of native grasses, perennial pollinators, shrubs, and briars providing both excellent cover for deer and nesting habitat for the coveys of quail seen on the property. With deep pockets of freshwater, Dry Fork Creek meanders the East side of the parcel with another creek running to the west boundary and nice pond on the ridge. Several building sites sit overlooking the valley yet close to the road. The cave is located a short walk from the best built site and sellers have explored it deep enough that they lost daylight.

- Street Address : Maries Road 407
- Lot Size Acres : 98.09 Acres
- Postal / Zip Code : 65013
- Dwelling : No
- State / Province : Missouri
- County : Maries
- Closest City : Belle

Broker Info

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Dale's strong Christian background molded him into the friendly, professional and family man that he is today. He is the 6th of 6 children which taught him the importance of sharing, negotiating, obeying, but most importantly, helping others. He's married to his high school sweetheart Kailin and they have 3 fun loving, ornery boys. Dale's outdoor addiction began by hunting trophy whitetails, chasing gobbling long beards and catching largemouth bass on the family cattle farm. Rural central Missouri has been the foundation for Dale's love of the outdoors and his appreciation for land. After graduating from Lincoln University, Dale quickly learned that his passion is not at a 9-5 desk job. Instead, in 2012, Dale made the leap into real estate as a land specialist and he hasn't looked back. 3 year later, Dale received his broker license and is the managing broker for both the Central Missouri and Kansas offices. After 11 wonderful years he has worked his way to countless awards and hundreds of satisfied clients. Whether it's for hunting, recreation, timber harvest, livestock farming or crops, Dale has extensive knowledge. Dale's love for hunting, fishing and cultivating land has diversified his background and ingrained a valuable knowledge to maximize land potential. Strong friendly negotiation skills combined with firm but respectful agent relations takes the hassle and stress from your purchase. If you are looking to sell, Dale prides himself on his ability to identify and highlight characteristic that will get you maximum dollar from your investment. If you want to purchase your next great adventure or hunting oasis, Dale will be patient until the perfect property is located. If you want a pushy sales man then you're looking in the wrong place. If you want to be truly satisfied with your destination property or your sales experience then Dale is the man for you. You can rest easy knowing that you're in good hands. Client satisfaction is Dale's top priority.

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