



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

137.9± ACRES
ADAIR COUNTY, MO
\$861,875



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

LOCATION:

- Hwy E in La Plata, MO
- Adair County
- 9± Miles SE of the Kirksville Airport
- 15± Miles SE of Kirksville
- Frontage on Pearl Lane and Hwy E

COORDINATES:

- 40.0769, -92.4203

PROPERTY USE:

- Hunting
- Recreational
- Homesites
- Row Crop Income

PROPERTY INFORMATION:

- 137± Total Acres
- 90± Tillable Acres
- Hardwood Draw
- Rolling Hills
- Tremendous Whitetail Hunting
- Great Turkey Numbers

TAX INFORMATION:

Parcel ID

- 19-06.0-24-000-00-07.004000
- 83.7 Acres Tax \$87.50 - 2023

Parcel ID

- 19-06.0-24-000-00-07.005000
- 54.2 Acres Tax \$59.05 - 2023



WELCOME TO THE ADAIR 137.9

WELCOME TO THE ADAIR 137.9, A GREAT FARM FOR TROPHY WHITETAIL AND TURKEY HUNTING! Situated just east of Bear Creek roughly eight miles northeast of La Plata, Missouri, not only does this 137.9± acre tract offer great hunting but also income potential and home sites. There is approximately 90 tillable acres which is currently leased for \$200 per acre. You will find a hardwood draw running east to west through the center of the property. With the rolling hills and beautiful views from the north side of the farm, there are several areas to build your forever home. The property features 3,200± feet of road frontage on Hwy E, on the south boundary, and approximately 1,680 feet of frontage on Pearl Lane on the west boundary. Accessing the farm is not an issue!

This farm is located roughly 15 miles southeast of Kirksville, on Hwy E, east of Hwy 63 convenient to restaurants and hotels.

If you are looking for a farm with trophy whitetail and turkey with income as a bonus, call Chris Allison or Michael Oswalt to schedule a showing of the Adair 137.9.



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

CHRIS ALLISON | LAND SPECIALIST
C: 828-231-9364 | chris.allison@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

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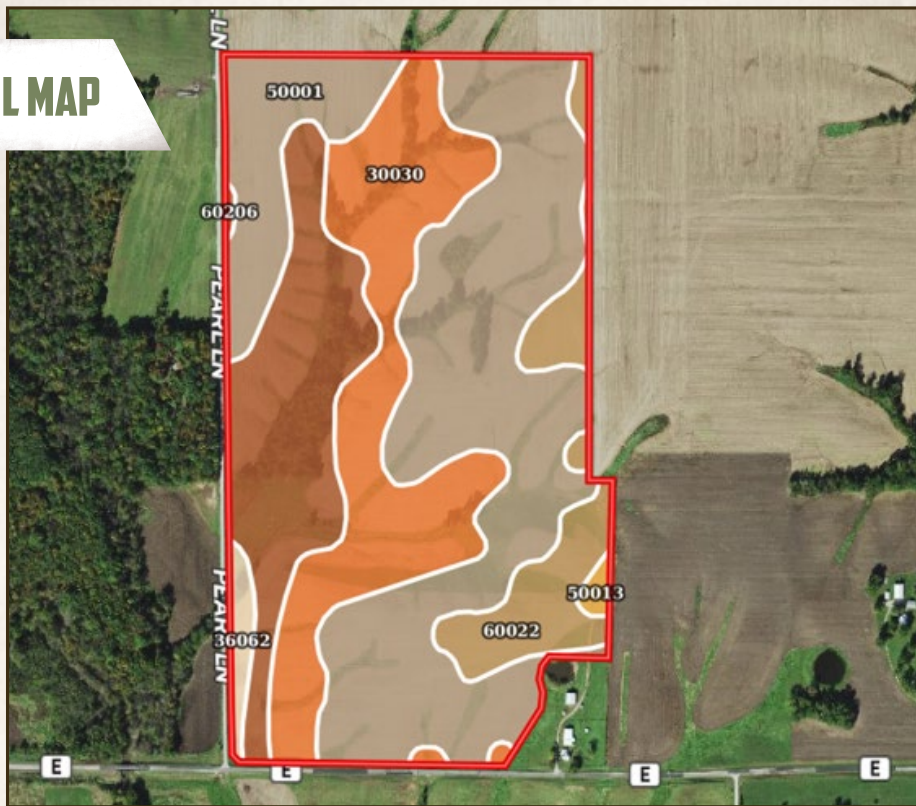
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50001	Armstrong loam, 5 to 9 percent slopes, eroded	66.71	48.44	0	66	4e
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	31.74	23.05	0	58	4e
60206	Purdin clay loam, 14 to 20 percent slopes, eroded	23.99	17.42	0	50	4e
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	12.38	8.99	0	61	3e
36062	Arbela silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.15	1.56	0	65	3w
50013	Adco silt loam, 1 to 3 percent slopes	0.76	0.55	0	72	2e
TOTALS		137.73(*)	100%	-	60.94	3.88



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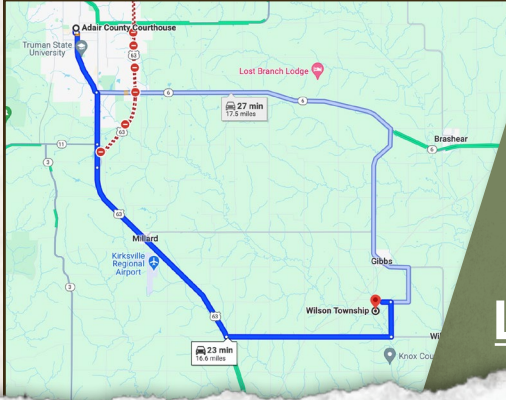
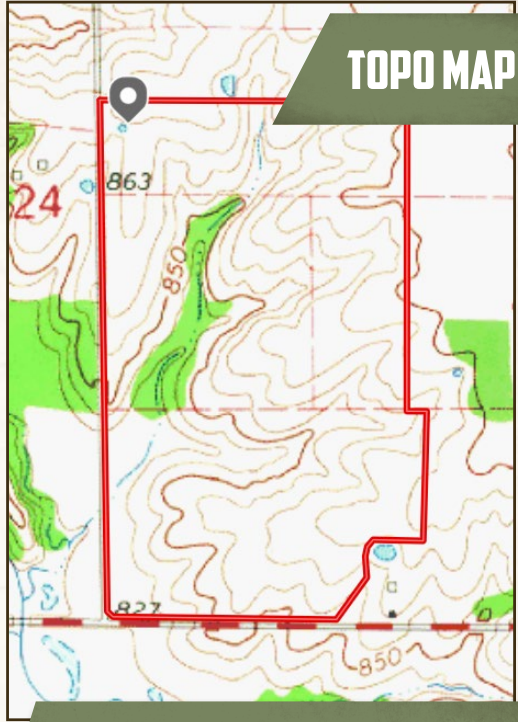
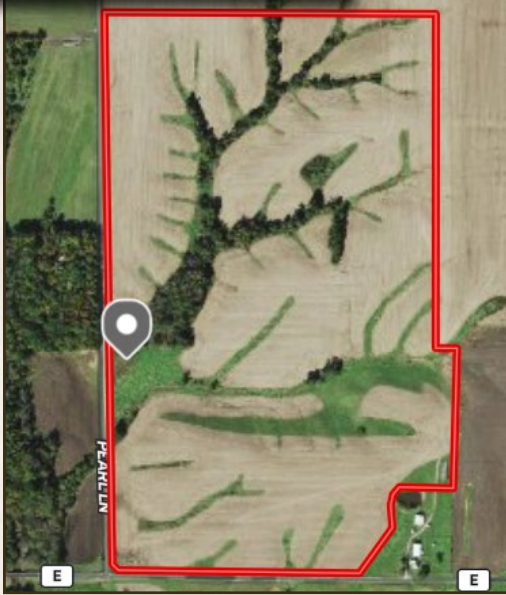
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land id. LINK

TOPO MAP



Directions from the Adair County Courthouse: Travel south on N Elson Street toward W Washington Street for 0.1 miles. Take US-63 and State Hwy E to Pearl Lane in Wilson Township for 15.2 miles. Turn left onto Pearl Lane and in 75 feet, the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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