



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

70± ACRES
ADAIR COUNTY, MO
\$472,500



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

THE ADAIR 70

PROPERTY PROFILE

LOCATION:

- Hwy E, La Plata, MO 63549
- Adair County
- Frontage on Red Bud Lane & Hwy E
- 15± Miles from Kirksville
- 8± Miles from La Plata
- 8.9± Miles from the Kirksville Airport

COORDINATES:

- 40.066, -92.4115

PROPERTY USE:

- Hunting
- Recreational
- Income Producing
- Home Site

PROPERTY INFORMATION:

- 70± Total Acres
- 25± Tillable Acres
- Hardwood Draws
- Trophy Whitetail
- Turkey
- Rolling Hills
- Utilities Available

TAX INFORMATION:

2023 - \$85.16

- Parcel ID
19-07,0-25-000-01.000000



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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WELCOME TO THE ADAIR 70

THE ADAIR 70 IS CALLING YOUR NAME! NESTLED IN THE HEART OF NORTHEAST MISSOURI'S BIG BUCK COUNTRY IS A DEER AND TURKEY HUNTING HAVEN. This 70± acre Adair County tract sits just east of Bear Creek, which is known for producing world class whitetails! You will find that this small parcel hunts very large. The property has great access with about one mile of frontage on Hwy E running east and west across the north boundary. Red Bud Lane runs approximately 1,260 feet down the east boundary. The broken-up landscape between the high ridge, bottom land, hardwood draw, tillable land and pasture holds quality bucks and turkey, like a farm three times its size. Nearly 25 acres of tillable ground is leased bringing in \$200 per acre. If you are interested in building your forever home, there is a place on the southeast corner on the top of a hill where you can watch the sunset on this little piece of paradise. Electric service is available through Tri- County Electric and water service is provided by Adair County Water and Sewer.

The Adair 70 is located just 15 miles from the city of Kirksville, 8 miles from the town of La Plata and about 9 miles from the Kirksville airport. This farm is in a convenient location with restaurants and hotels nearby. Turn your dreams into a reality here on the Adair 70.

Call Chris Allison or Michael Oswalt today to schedule a private tour.



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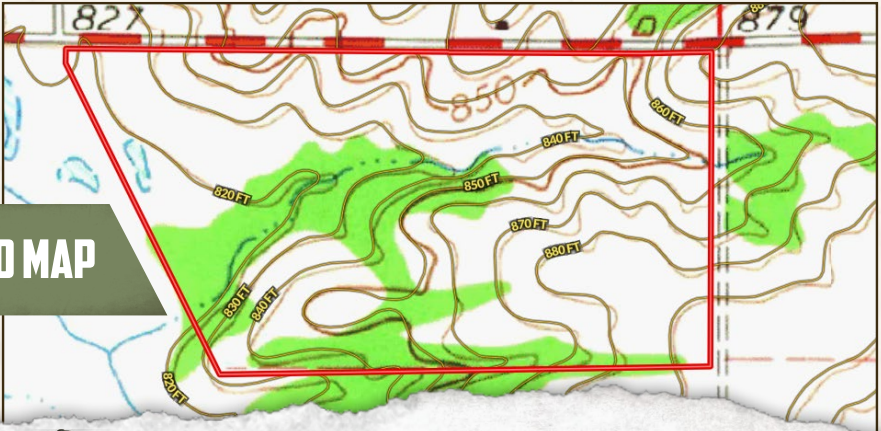
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
60206	Purdin clay loam, 14 to 20 percent slopes, eroded	36.38	53.94	0	50	4e
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	17.05	25.28	0	58	4e
50001	Armstrong loam, 5 to 9 percent slopes, eroded	12.69	18.81	0	66	4e
36062	Arbela silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.33	1.97	0	65	3w
TOTALS		67.45	100%	-	55.33	3.98

TOPO MAP



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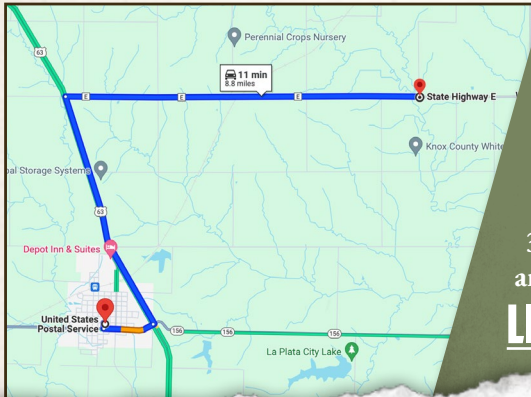
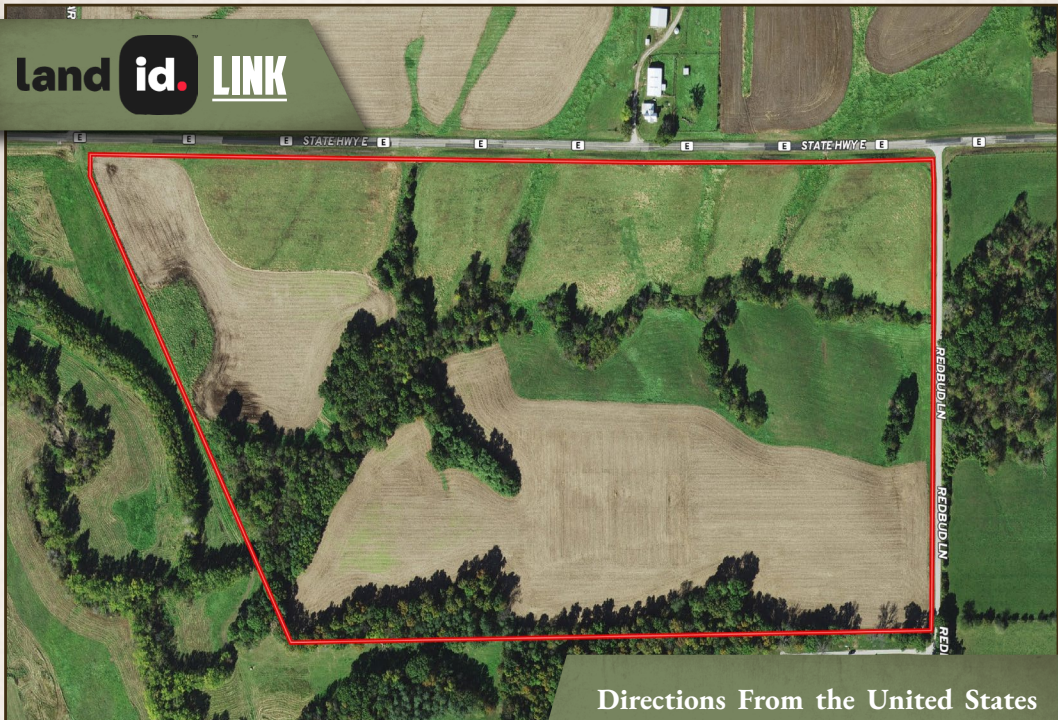
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land id. LINK



Directions From the United States Postal Service in La Plata, MO:
 Travel west on E Sanders Street toward S Gex Street for 95 feet. Turn left at the 1st cross street onto S Gex Street and travel 413 feet. Turn left onto MO-156 E/E Clark Street and travel .7 miles. Turn left onto US-63 N and travel 3.3 miles. Turn right onto State Hwy E and continue for 4.7 miles.

LINK TO GOOGLE MAP DIRECTIONS



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