

438± ACRES
KNOX COUNTY, MO
\$2,627,608



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE KNOX 438

PROPERTY PROFILE

LOCATION:

- Hwy V, Colony, MO 63446
- Knox County
- 6± Miles N of Knox City
- 10± Miles NW of Edina
- 25± Miles S of Iowa
- 25± Miles W of Illinois
- 25± Miles W of the Mississippi River

COORDINATES:

- 40.2281, -92.003

TAX INFORMATION:

Parcel ID:

- 01-08.0-0-00-00 034,001.00.000
224 Acres Tax \$337.80 2023

Parcel ID:

- 01-08.0-00-00027,006.00.000
• 80 Acres Tax \$ 290.05 2023

Parcel ID:

- 01-07.0-00-00 035,00201.000
• 121.3 Acres Tax \$447.44 2023

PROPERTY USE:

- Hunting
- Recreation

PROPERTY INFORMATION:

- 438± Total Acres
- 274± Acres of Timber
- 91± Acres of Row Crop
- 4,400± Feet of Middle Fabius River Frontage
- Duck Pond
- WRP
- Timbered Ridges
- Accessible from East and West
- Giant Whitetails
- Huge Turkeys
- High Numbers of Waterfowl



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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CHRIS ALLISON | LAND SPECIALIST
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Information is believed to be accurate but not guaranteed.

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

WELCOME TO THE KNOX 438

WELCOME TO THE KNOX 438, A TOP-OF-THE-LINE HUNTING FARM NESTLED IN THE NORTHEAST CORNER OF MISSOURI! You will find big bucks, quacking ducks and huge gobblers...this place has it **ALL!** And, the location is perfect being roughly 25 miles south of Iowa, 25 miles west of Illinois and the Mississippi River is only 25 miles away, also.

Knox County is known for giant whitetails and this particular section of the county produces Boone and Crocket Bucks year after year! This 438± acre property offers the key ingredients to be a premier trophy whitetail producer: bedding, food, water and seclusion. A 274± acre section of timber provides ample bedding for the wildlife. On the east side of the river is head high WRP ground. Between the timber and the WRP you will find approximately 91 acres of row crop - soybeans or corn. The options are limitless on what you could do for food sources in this portion. The Middle Fabius River flows through this property offering 4,400 feet of frontage! Additionally, a huge duck pond is located on the east side of the river. As far as seclusion, no through traffic is near or on the property. A dead-end road stops at the west boundary and there is a gated entrance on the east side.



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MORE ABOUT THE KNOX 438

High hardwood ridges can be found on the south and west boundaries of this tract. Finger ridges run off the main ridge down into the river bottom and crop fields. You could set many ladders and hang-on type stands in this area. The way that the crop fields layout, you could easily put 5 to 6 enclosed blinds in that area. When you have as much river running through a property as this, it just increases your rut activity tremendously!! One great point about the state of Missouri, you can get a deer tag every year, over the counter tags, even as a non-resident. With the amount of timber on the Knox 438, you are going to find very high turkey numbers.

East of the river is a huge duck pond, WRP and marsh ground. During initial evaluation of this place, a great number of duck and waterfowl were spotted. You could make this a duck hunting paradise with your own ideas and blind setups. The layout of this property affords the opportunity to duck hunt the east side without disturbing the deer hunting on the west side of the river.

If you look at this farm and all it has to offer, there is no doubt it is very special, in its make-up, accessibility, cover, food, water, and seclusion. With the right management, this could be a premier hunting farm in the Midwest. An additional note: this farm has areas that have been in the FEMA flood plain, which in our eyes, adds to the wetland and waterfowl area!!

To own a private hunting haven that you have dreamed of, call Chris Allison or Michael Oswalt today!
Explore the Knox 438 and experience #TheSmallTownWay.



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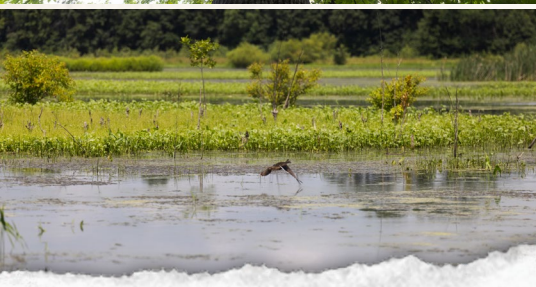
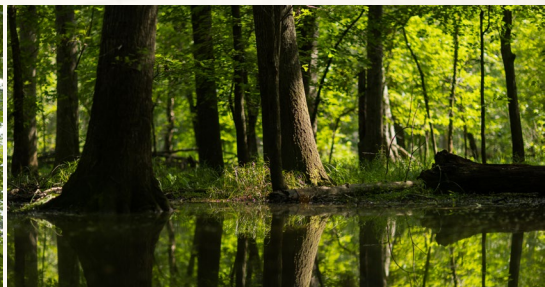
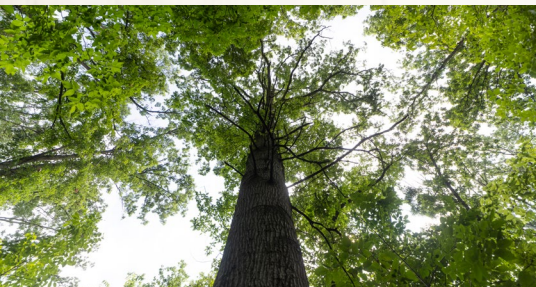
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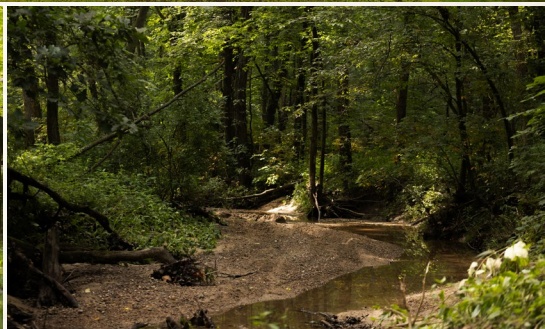
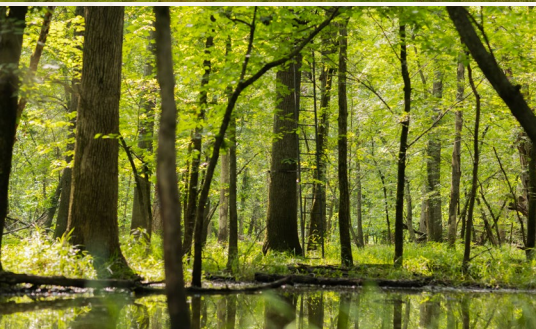
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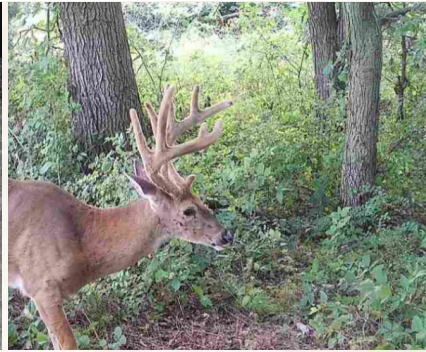
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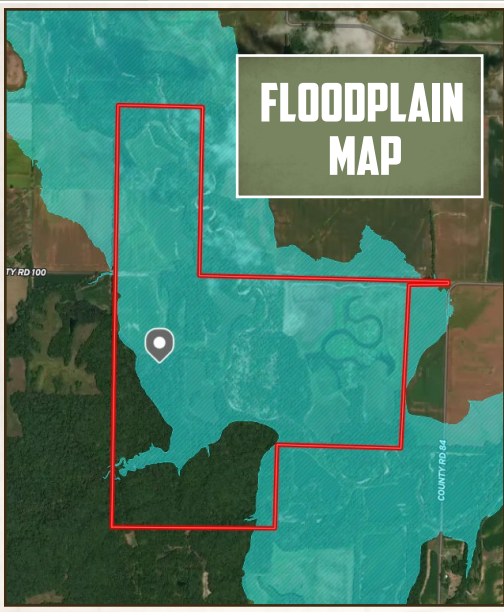
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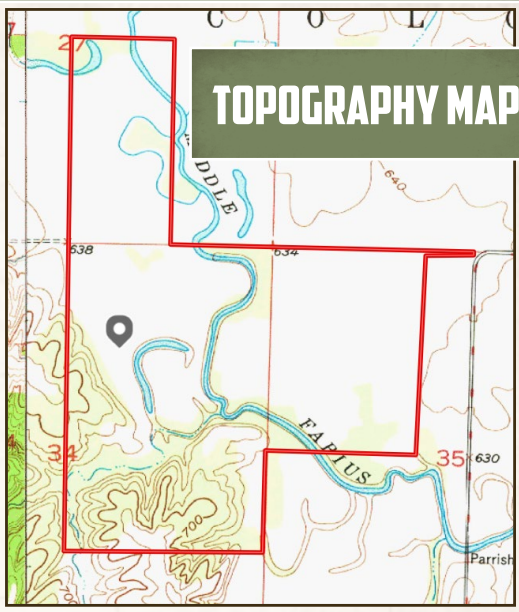
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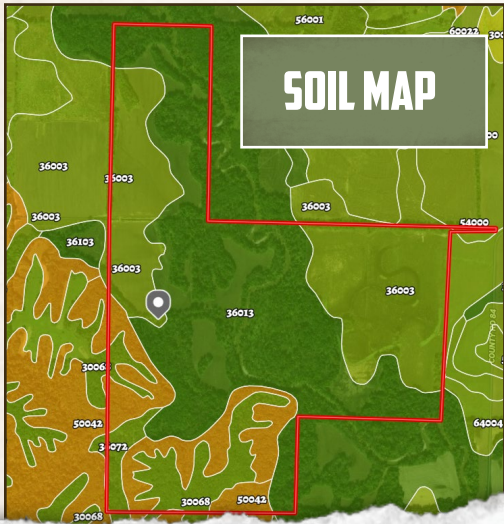
FLOODPLAIN MAP



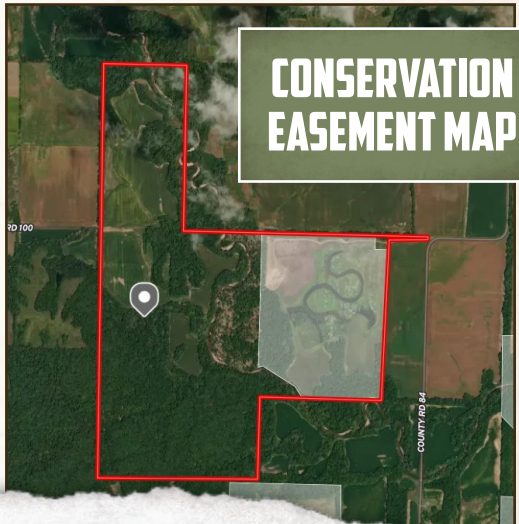
TOPOGRAPHY MAP



SOIL MAP



CONSERVATION EASEMENT MAP



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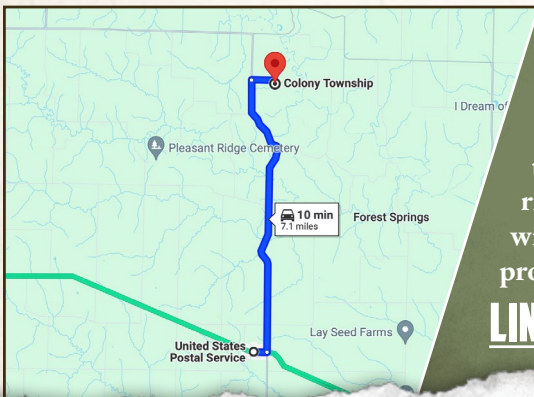
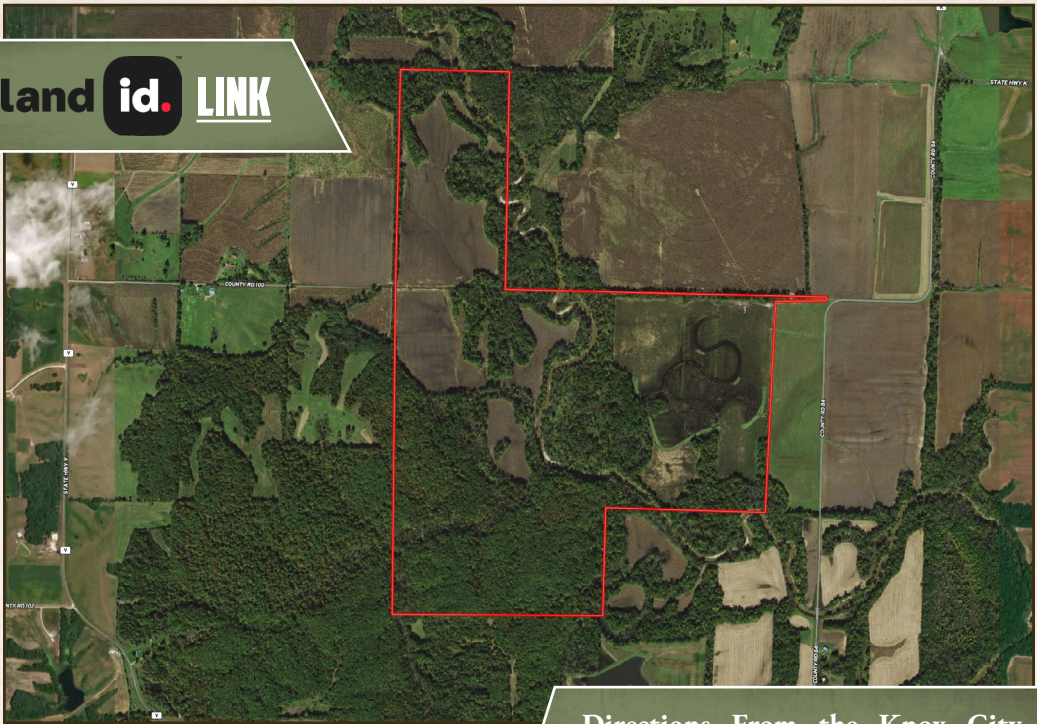
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land id. LINK



Directions From the Knox City United States Post Office: Travel east on W Main Street towards S McCoy Street for .3 miles. Turn left onto State Hwy V/N Newark Street and continue to follow State Hwy V for 6.3 miles. Turn right onto First Place and in .7 miles, you will arrive at the western boundary of the property.

LINK TO GOOGLE MAP DIRECTIONS



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