

JUST LISTED

145 Acres +/- For Sale

CHARITON COUNTY, MISSOURI



Photo by Joshua Flournoy

COMBO FARM LAND & HUNTING WITH POTENTIAL BUILD SITES

- 145 Acres m/l for sale
- 1/2 mile from pavement
- 120 acres tillable
- Potential build sites
- Deer & Turkey Hunting
- Water/Electric at road
- Potential 3%+ ROI
- 29 miles to Macon

Contact:
Joshua Flournoy
Missouri & Iowa Realtor®
& Land Specialist

Joshua@MidwestLegacyLand.com
NORTHERNMISSOURILAND.COM

NorthernMissouriLand.com

FLIP TO BACK FOR (641) 203-9427
MORE INFO




North Missouri
LAND COMPANY



(641) 203-9427 - Farmland | Hunting | Recreational | Investment

CHARITON COUNTY, MISSOURI - 145 ACRES +/- FOR SALE



Photo by Joshua Flournoy

This 145 acres +/- of Chariton County, Missouri land is a worthy investment property with potential 3%+ ROI, 120 acres cash rented for crops in 2024, open for 2026, great deer & turkey hunting, rolling topography, beautiful views, potential build sites, water and electric at road, and only ½ mile from pavement! 22 miles from Brookfield, MO and 29 miles from Macon, MO. Inquire to set up a private showing or to discuss making an offer!

Visit NorthernMissouriLand.com for more details & to see high quality photos & video



Call: Joshua Flournoy
(641) 203-9427



The listing information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.



89F 32C 09-03-2025 13:30:32

North Missouri Land Company, Macon, Missouri
(660) 395-5263 - Licensed in State of Missouri

NorthernMissouriLand.com - (641) 203-9427