

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

65± Acre Recreational and Tillable Land for Sale - Hickory County

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



PROPERTY ADDRESS:

00 State Hwy B
Wheatland, MO 65779

PRICE: \$361,800

ACRES: 65

COUNTY: Hickory

PROPERTY HIGHLIGHTS:

- 5 minutes from Wheatland
- 65± acres
- Great grass farm
- Small wildlife pond
- Paved road frontage
- County road on 3 side
- 15 minutes to Fairfield boat ramp
- Great build sites
- Tillable soil report

PROPERTY DESCRIPTION:

Located just five minutes from Wheatland and 15 minutes from the Fairfield boat ramp on Truman Lake, this 65-acre property offers a prime opportunity for agricultural and recreational use. With frontage on State Highway B and a county road bordering two additional sides, accessibility is a key feature of this farm. The property boasts fertile, tillable soil, with 75% of it classified as 2E soil, making it ideal for grazing, great hay production, or future development. Additionally, multiple potential building sites offer excellent options for creating your dream home or farmstead.

This versatile property is well-suited for both farming and outdoor enthusiasts. The well-maintained grassland provides a reliable source for grazing or haymaking, while the small wildlife pond could use a little work to become an ideal water source for livestock enhances its appeal for nature lovers and hunters. Whether you're looking to expand your agricultural operations or enjoy the tranquility of rural living near Truman Lake, this property offers a unique combination of productivity, location, and scenic beauty.



PRESENTED BY:

WAYLON MARTIN

Land Broker

M: (417) 410-5964

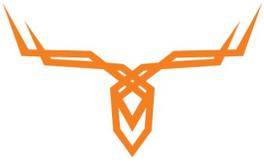
P: (855) 573-5263 x712

E: wmartin@trophy.com

Trophy Properties and Auction

640 Cepi Drive, Suite 100
Chesterfield, MO 630056

www.Trophy.com
leads@trophy.com



65± Acre Recreational and Tillable Land for Sale - Hickory County

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal