

**Nodaway Whitetails 223**  
TBD Liberty Road  
Hopkins, MO 64461

**\$1,505,250**  
223± Acres  
Nodaway County



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**Nodaway Whitetails 223**  
**Hopkins, MO / Nodaway County**

---

**SUMMARY**

**Address**

TBD Liberty Road

**City, State Zip**

Hopkins, MO 64461

**County**

Nodaway County

**Type**

Farms, Hunting Land, Recreational Land, Ranches

**Latitude / Longitude**

40.495895 / -94.764765

**Taxes (Annually)**

625

**Acreage**

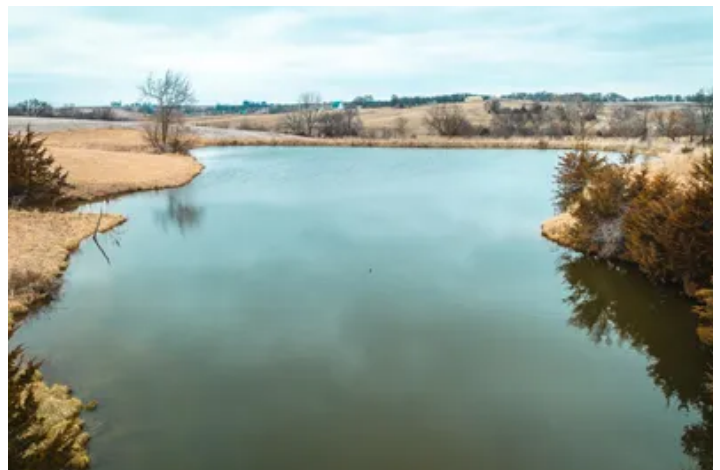
223

**Price**

\$1,505,250

**Property Website**

<https://livingthedreamland.com/property/nodaway-whitetails-223-nodaway-missouri/38578/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**





## Nodaway Whitetails 223

### Hopkins, MO / Nodaway County

---

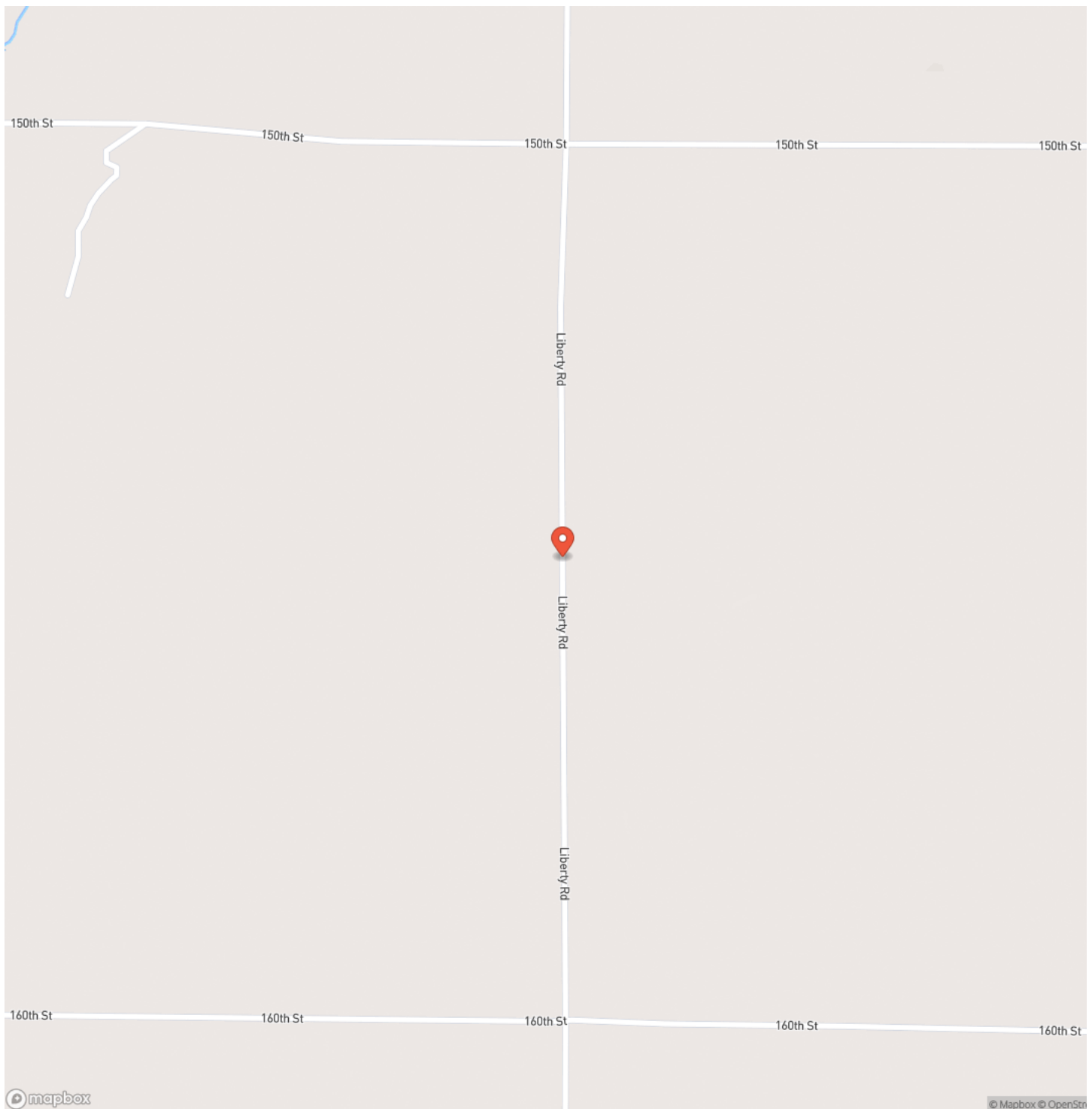
#### **PROPERTY DESCRIPTION**

Sometimes a property just has it all: long history of monster bucks, fertile income producing tillable, thick cover, and ample water. Look no further than this 223+/- acre gem, situated in Nodaway County, MO, just east of Pickering. This property boasts 115 acres of high yielding, productive tillable land ready for the 2024 planting season or lease to local farmers for a more passive income. 9.5 acres of alfalfa provide an amazing summer time food source to draw those bucks in during early season. Some huge deer have been taken on this property, thanks to the abundant thick bedding and wooded draws that provide perfect cover for wildlife. The 20 acres of grass are currently hayed but could be left to provide even more old field bedding. For year-round outdoor enthusiasts, this farm is a dream come true. Current owner has been approved to enroll the row crop into the Quail management program paying out over \$200 per acre for the next 10 years. The property features two ponds and a nice lake that are brimming with crappie and bass. Public water and electric are on the east boundary and ready for your new home or hunting lodge build





## Locator Map

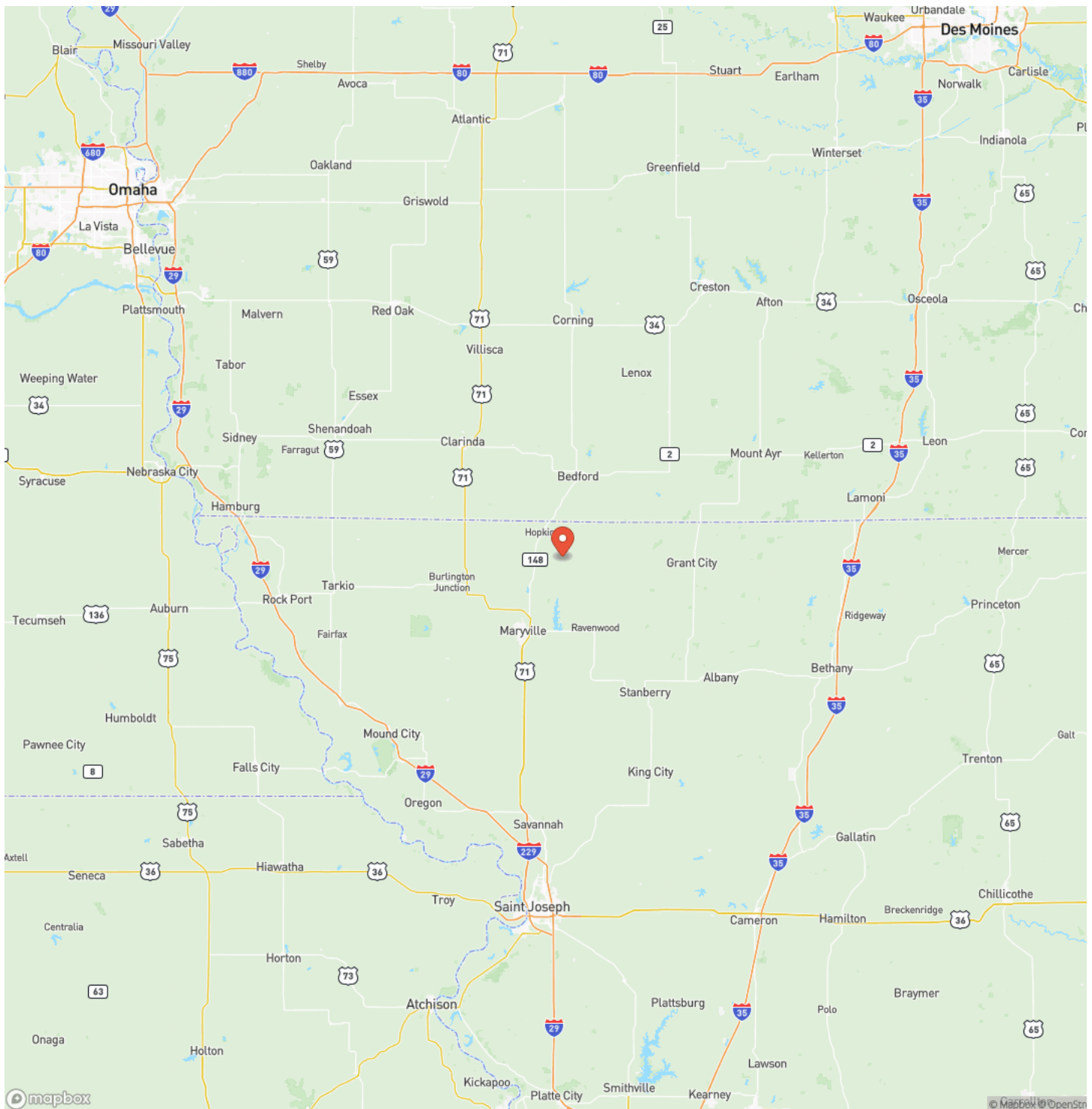


**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## Locator Map



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>





## Satellite Map



**Nodaway Whitetails 223**  
**Hopkins, MO / Nodaway County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Browning

## Mobile

(417) 260-5176

## Office

(855) 289-3478

## Email

jwbrowning92@gmail.com

### Address

26435 Sandbar Lane

## City / State / Zip

Laquey, MO 65534

## NOTES



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Living The Dream Outdoor Properties**  
100 Chesterfield Parkway  
Chesterfield, MO 63005  
(855) 289-3478  
<https://livingthedreamland.com/>

---

