



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

"The Madison"

301± ACRES
MONROE COUNTY, MO
\$2,448,495

OFFICE (816) 577-5206 | WWW.SMALLTOWNPROPERTIES.COM

"THE MADISON"

PROPERTY PROFILE

LOCATION:

- Highway 24
Madison, MO 65263
- Monroe County
- 5± Miles W of Madison
- 11± Miles NE of Moberly
- 57± Miles N of the Columbia
Regional Airport
- 140± Miles NW of the St. Louis
Lambert Airport
- 150± Miles E of the Kansas City
International Airport

COORDINATES:

- 39.4833, -92.2776

TAX INFORMATION:

- Parcel ID: 17-3.1-08-000-000-005.000
- 2025 Taxes: \$471.90

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Income Producing

PROPERTY INFORMATION:

- 301± Total Acres
- 198± Acres of Timber
- 95± Acres of CRP
- White Oak Timber
- Timbered Ridges
- Multiple Access Points
- Giant Whitetails
- Abundant Turkey
- 5 Ponds



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CHRIS ALLISON

LAND SPECIALIST

C: 828-231-9364

O: 816-577-5206

chris.allison@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO "THE MADISON"

WELCOME TO "THE MADISON," A TOP-OF-THE-LINE 301± ACRE HUNTING FARM NESTLED IN NORTH-CENTRAL MISSOURI IN MONROE COUNTY. Giant bucks roam the timbered ridges of this gorgeous farm. Each morning in spring you can hear the high numbers of gobblers thundering throughout this hunting paradise! Located in Madison, not far from Moberly, this farm has everything you need to make it your own little slice of heaven!! FOOD, WATER, and COVER!!!

Northern Missouri has long been known for the size of its whitetail bucks. This farm has that benchmark of the coveted Boone & Crockett class bucks. With 200± acres of timber, the Madison has what it takes for the whitetail and turkey to thrive. 95± acres are enrolled in the Conservation Reserve Program (CRP) for additional cover, and you can plant up to 10% of the CRP in food plots. Along with the white oak timber, food plots, and five ponds, you have all it takes to keep the wildlife on your property. The ponds give you great opportunities to fish and make memories with loved ones!



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MORE ABOUT "THE MADISON"

There is no through traffic on this tract. From the west, you can access the farm from a couple of points off of the county road that dead ends just north of this parcel. Along the south end of the property, access is available from the rock-maintained road that dead ends into the east side of the property.

If you have dreamed of a hunting farm that has it all, look no further than The Madison.

Contact Chris Allison today to schedule a private showing and experience #TheSmallTownWay!



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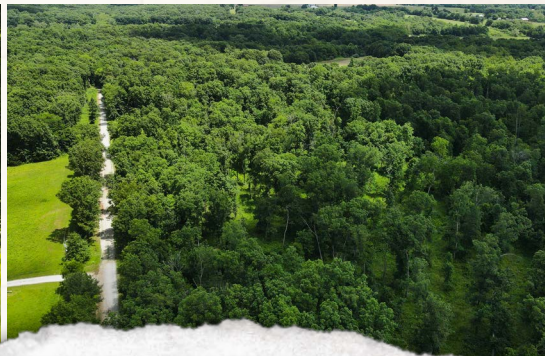
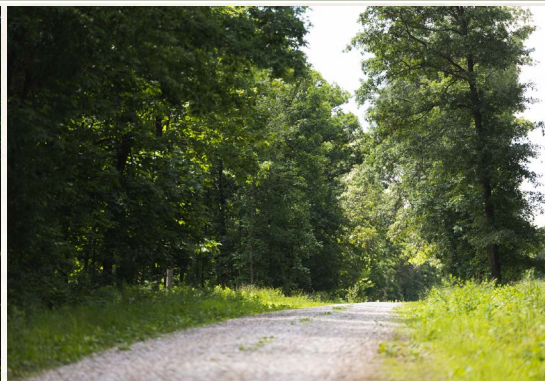
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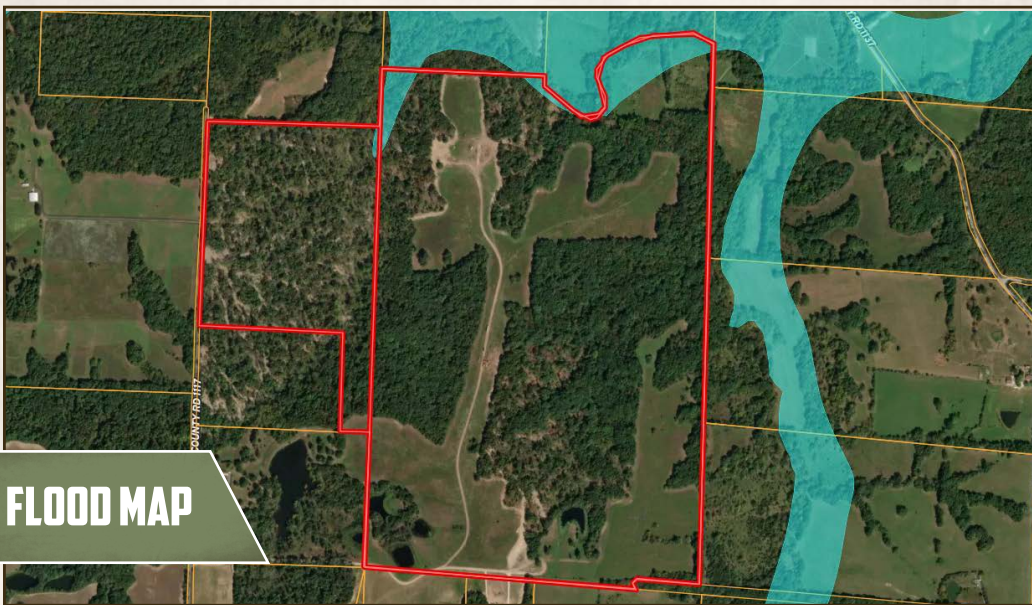
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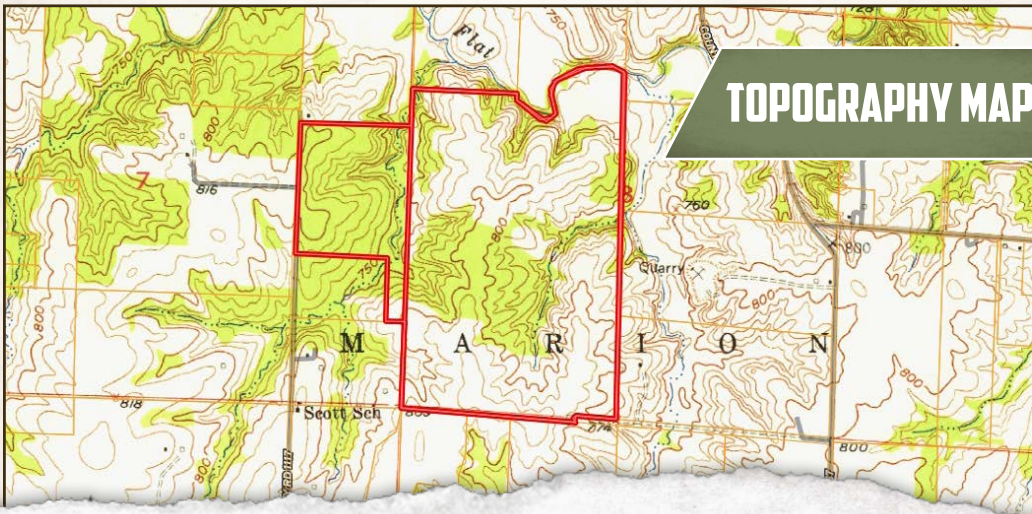
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FLOOD MAP



TOPOGRAPHY MAP



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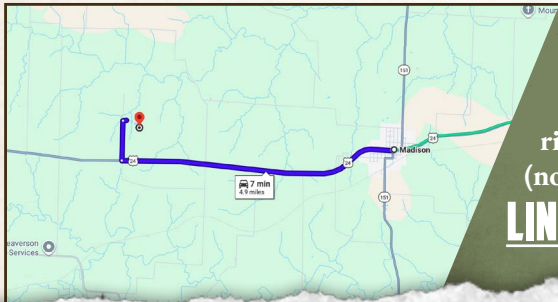
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land id. LINK



Directions From Madison, MO:
Travel west on Highway 24 for 4.9 miles. Turn right onto County Road 1117 and proceed for 0.6 miles. Turn right and the property will be on the left (north) side of the road.

LINK TO GOOGLE MAP DIRECTIONS



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