

**Pcr 846**

**Perryville, MO 63775**



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**MLS# MIS26036235**



**\$669,600**

Located west of Perryville along PCR 846, this 124 +/- acre property offers a combination of wooded habitat, open ground, established access, and utility availability in Perry County, Missouri. The tract features a predominantly wooded landscape complemented by a larger agricultural field and a smaller field currently utilized as a food plot, creating a diverse mix of cover and forage opportunities. A well-maintained gravel road extends through the property, providing convenient access throughout the tract. The roadway also serves as an easement road for neighboring landowners to the north and east. This established access allows for easy navigation and management of the property while supporting a variety of recreational and land-use activities. The property's wooded acreage provides substantial cover for wildlife, while the agricultural field and food plot create attractive feeding areas. Hunting improvements are already in place, including two box blinds positioned to overlook key field locations and multiple ladder stands located throughout the property. These features offer opportunities for those seeking a recreational property with existing hunting infrastructure. Electric service is available on the property, providing an important improvement for future plans. Whether considering a primary residence, weekend retreat, or hunting



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