

**SOLD**



## Hartsburg Rolling Timber Rec Land

19.6 +/- Acres | Boone County, MO



### ADDRESS

0 Harold Cunningham RD W  
Hartsburg, MO 65039

### LOCATION

From Ashland, head west on E Rte M for 2.2 miles. Turn right onto E State Hwy MM/W Harold Cunningham Rd for 4.6 miles. The property will be on the left.

### PROPERTY SUMMARY

This 19.6 acre timbered recreational tract is located just 5 miles from Ashland and 1 mile from the Missouri River in Boone County, MO. The property has direct access via a paved road, which is great for convenience and accessibility. An upward slope into the property minimizes road disturbances giving the property a secluded aspect to it. Along the East and South sides of the property is an old woven wire and single strand barbed wire fence offering different pinch points for wildlife crossings. A mix of hardwood timber and cedar thickets cover the landscape providing ample coverage and forage for wildlife. Many deer beds, trails, and rubs were noted within the property, as well as the presence of turkey sign. Bonne Femme Creek runs along the paved road to the north with an adjacent ag field, while the remaining property is surrounded in timber. If you are looking for a hunting property teeming with signs of wildlife and a secluded aspect to it, this is the right piece for you.

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