

Warsaw Deer & Turkey Farm

State Highway PP, Warsaw, Missouri 65355

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MO #2026018873

PROPERTY OVERVIEW



Sale Price

\$864,500

Offering Summary

Acreage:	266 Acres
Price / Acre:	\$3,250
State:	Missouri
City:	Warsaw
County:	Benton
Property Type:	Hunting & Recreational Land

Property Overview

The Warsaw Deer & Turkey Farm is a 266-acre turn-key hunting farm with all necessary habitat and infrastructure improvements already established for a hunt-ready land investment located in Benton County, Missouri.

Built on a strict wildlife management program, the tract features six established clover food plots - including a nutrient-dense Class 2 soil creek bottom plot - and a wooded 40-acre dedicated wildlife sanctuary. Proper forest management practices, such as annual prescribed burns and selective timber cuts, pair with three year-round creeks and two ponds to provide the essential food, water, and cover needed to hold mature game throughout the year. Current trail camera and harvest data confirm a resident population of mature whitetails and turkeys.

Access is secured by a 0.9-mile permanent deeded easement off State Highway PP. Crossing Turkey Creek, this entry acts as a natural privacy filter that keeps the interior of the farm completely secluded, resulting in a fully functioning hunting asset where the management work and infrastructure are already in place for immediate use.

PROPERTY HIGHLIGHTS



Property Highlights

- Strong population of mature Whitetail and Turkey
- Proven history of trophy harvests
- Well-Maintained internal trail system
- Strict history of managed prescribed burns
- Three year-round creeks and two ponds
- 6 established clover food plots
- 40-Acre dedicated habitat sanctuary
- 3 redneck tower blinds included
- Secluded 0.9-Mile gated deeded access easement

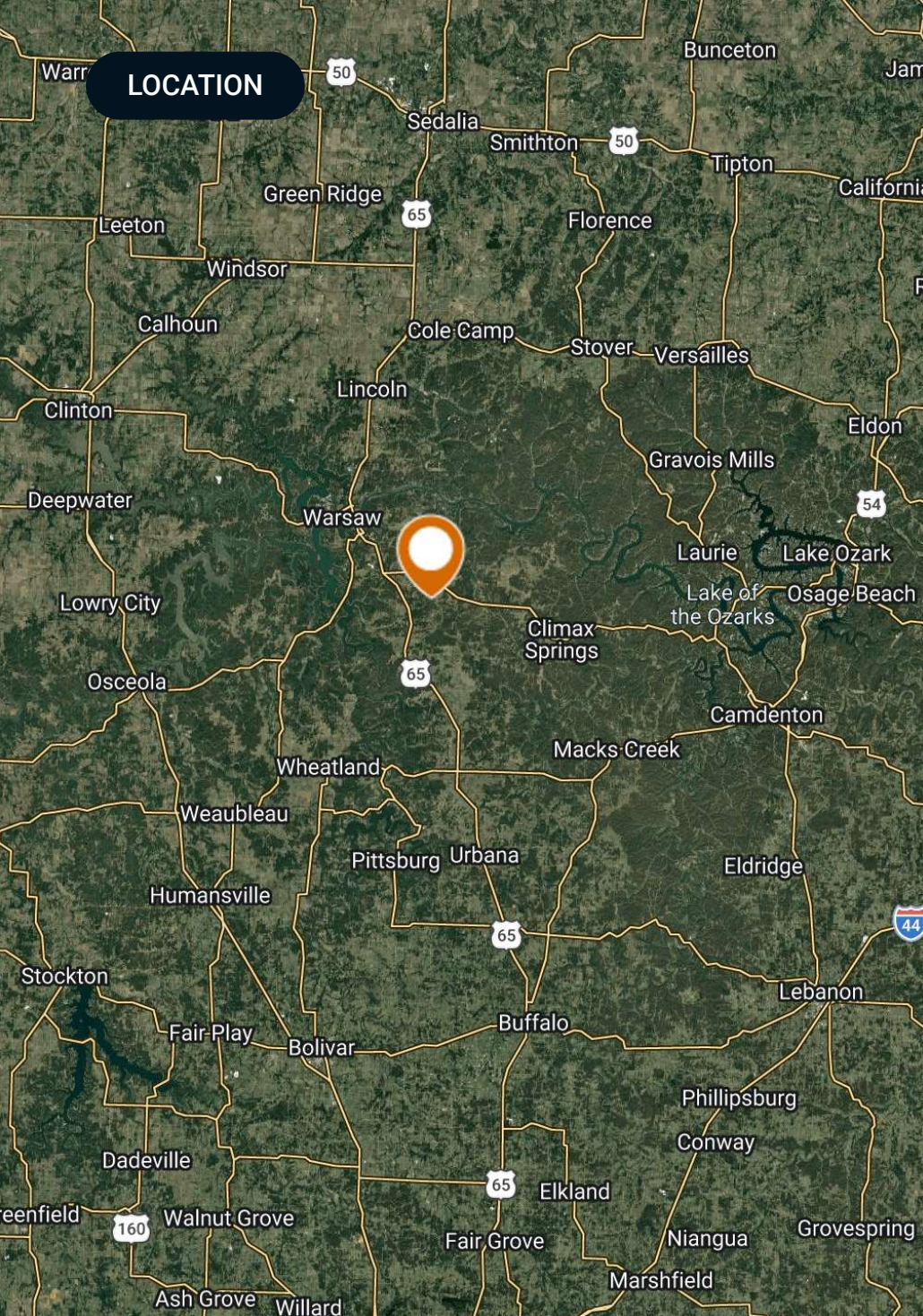


SPECIFICATIONS & FEATURES



Specifications & Features

Soil Types:	Bardley very gravelly silt loam - 120.9 acres (44%) Poynor very gravelly silt loam - 54.1 acres (20%) Goss very gravelly silt loam - 31.7 acres (12%) Gasconade-Rock outcrop complex - 27.8 acres (10%) Bardley gravelly silt loam - 18 acres (7%)
Taxes & Tax Year:	2025: \$242.47
Zoning / FLU:	392
Lake Frontage / Water Features:	Multiple Tributaries of Turkey Creek flowing year-round, Two Ponds
Road Frontage:	0.9-mile Deeded Access Easement off SSR-PP
Nearest Point of Interest:	11 miles Southeast of Warsaw, MO
Fencing:	Yes
Current Use:	Turn-key Hunting Property - Every aspect of the land has been managed and optimized for wildlife, specifically for trophy whitetail and eastern wild turkey.
Land Cover:	Deciduous Forest - 226 acres (85%) Grassland/Pasture - 37 acres (14%)
Structures & Year Built:	Three Redneck Blinds on 10' Towers (all convey)



Location & Driving Directions

Parcel: 158034000000003000

GPS: 38.193443, -93.246865

From Warsaw:

Head toward State St - 0.4 mi

Turn right onto Main St - 0.8 mi

Driving Directions: Turn right onto US-65 S - 5.6 mi

Turn left onto State Rte 7 S - 2.7 mi

Turn left onto State Hwy PP - 1.9 mi

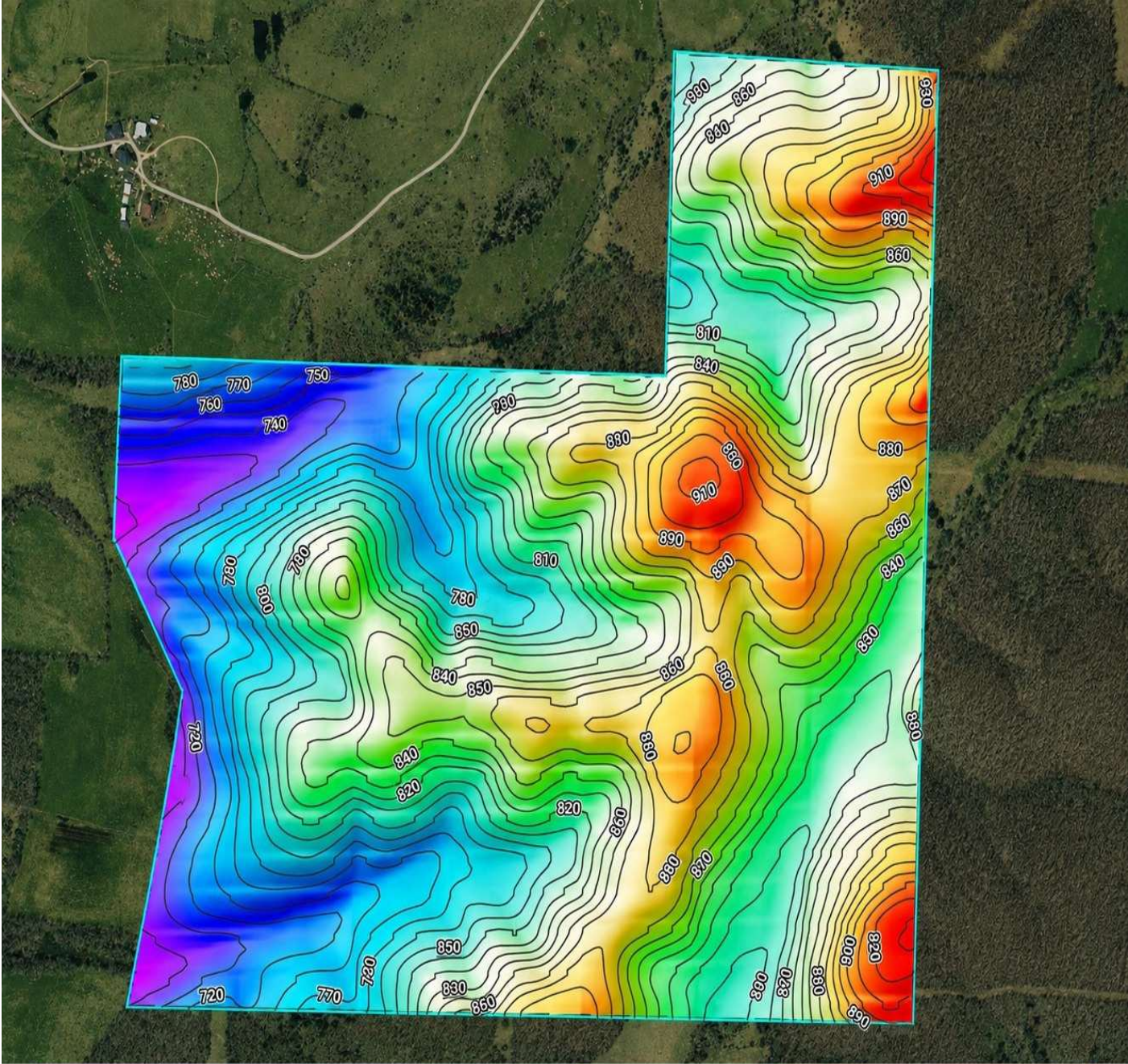
Showing Instructions: Call agent (David Hill) for showing appointment

AERIAL BOUNDARY



Boundary Lines Approximate

TOPO MAP



716.6 feet 933.6 feet
Source: USGS 3 Meter Dem Interval: 10 feet Range: 217 feet Min: 716.6 feet Max: 933.6 feet
Slope: 12.4% Min: 0% Max: 33.5%

ACCESS EASEMENT

**Deeded Access
Easement**

MO PP

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



2025 04:17 AM 69 F 21 C SPYPOINT



11/08/2025

ADVISOR BIO



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Regional Managing Director

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MO #2026018873 // AR #SA00096860 /

Professional Background

David Hill is the Regional Managing Director and Land Advisor at Saunders Real Estate in Fayetteville, Arkansas, where he leads the firm's efforts across the entire state.

With over a decade of experience in sales and business development, David brings a strategic and client-focused approach to land brokerage. Before transitioning into real estate, he spent three years selling oil and gas equipment, and later helped launch and grow a recruiting agency, scaling the team from four to more than seventy employees.

David works closely with landowners, investors, and developers to source opportunities that fit their unique goals. He values long-term relationships over transactions and has built a strong network of clients who trust his guidance and local expertise.

A University of Arkansas graduate, David earned a Marketing degree from the Sam M. Walton College of Business. He was an active member of the Omega Omega chapter of Sigma Chi, where he built friendships and connections that continue to shape his personal and professional life.

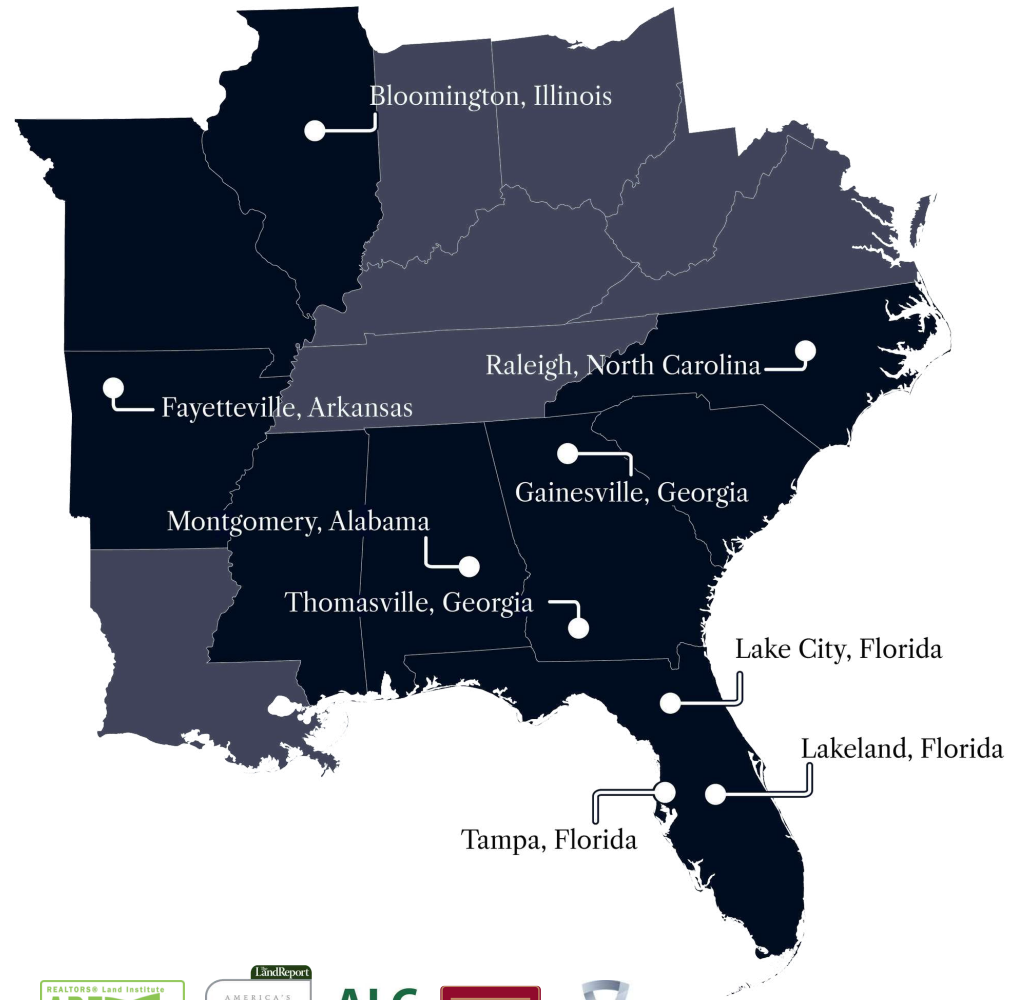
David's faith is central to everything he does, and he brings those values into his work and relationships. He lives in Fayetteville with his wife, Alex, their daughter, Halle, and their bird dog, Tess. When he's not working, he enjoys golfing, hunting, fishing, and spending time with his family.

David specializes in:

- Row Crop Farmland
- Residential Development Land
- Transitional Development Land
- Cattle Ranches
- Recreational & Hunting Properties
- Timberland
- Poultry Farms



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