

**207+/- Acres
Daviness County, MO
w/Beautiful Home and Improvements
22783 State Hwy DD Gallatin, MO 64640**



List Price: \$4073.00/ac including Beautiful Brick Home and Improvements

Total Acres: 207+/-

Legal: T59, R28, S3 Daviess Co Legal to Govern

Est. Tillable Acres: 142.1+/-

Est. CRP: 12.0ac x \$72.50 = \$ 870.00 exp. 2013
18.2ac x \$72.50 = \$1319.50 exp. 2014
CRP TOTAL: = \$2189.50

Est. Cash Rent: \$175/ac

Est. Potential Income after CRP exp.: \$24,867.50

Directions: From Gallatin, West on Hwy 6 to Hwy DD. North on Hwy DD 2 miles. Farm is on West side of road. Home is 1/2 mile North on DD.

Home: Est. 3038 Sq Ft Home. 4 bedroom, 2 bath, custom cabinetry, living room, formal dining room, attached two car garage. 40'x60' metal building and dog kennel. Gallatin, MO School District.

Land: Some terraced and tiled, 2 ponds, 2 wells, hunting timber, row crop!

Must See to Appreciate!!!



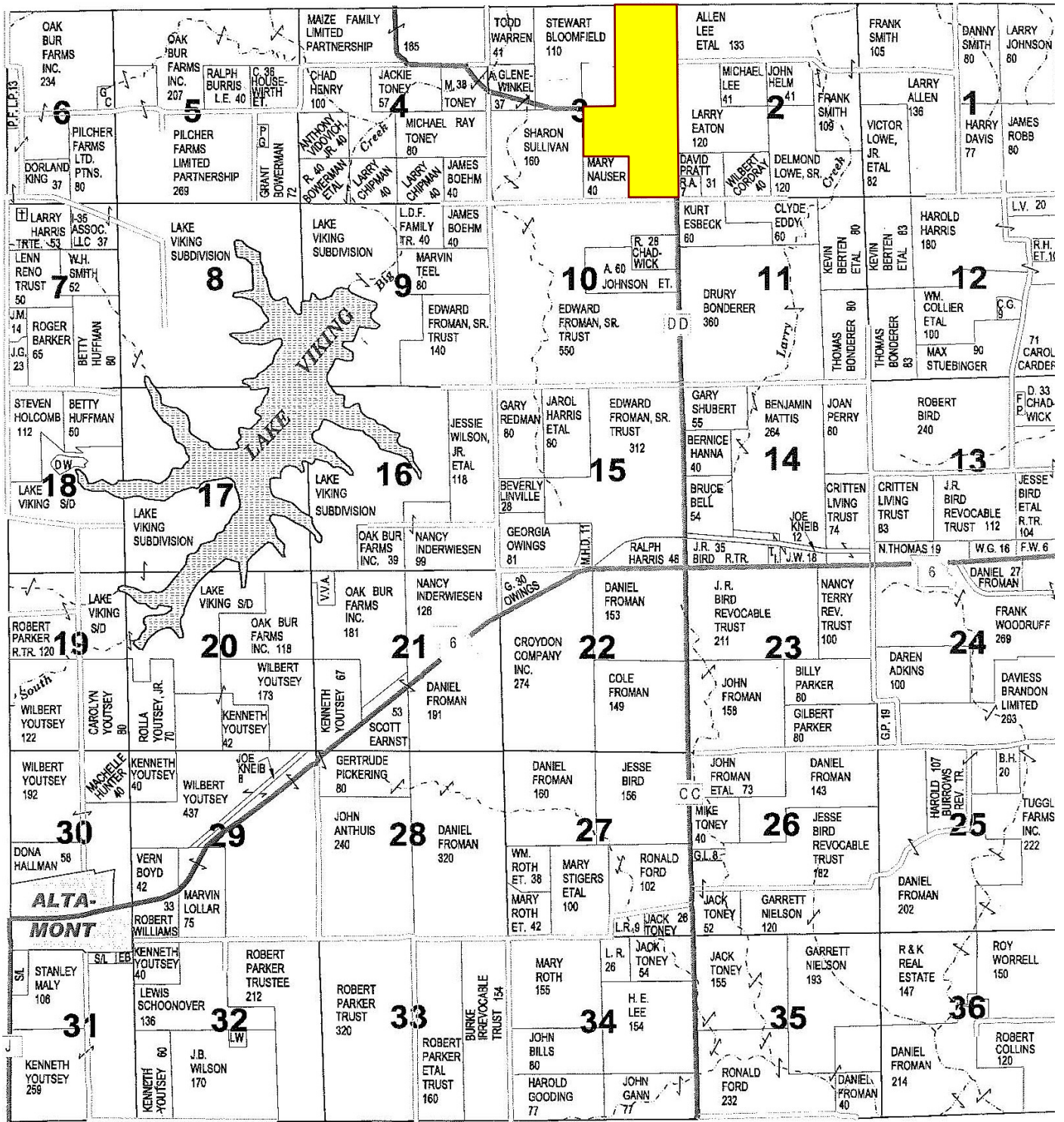
Enterprise Realty & Auction, LLC

121 E. 4th St.

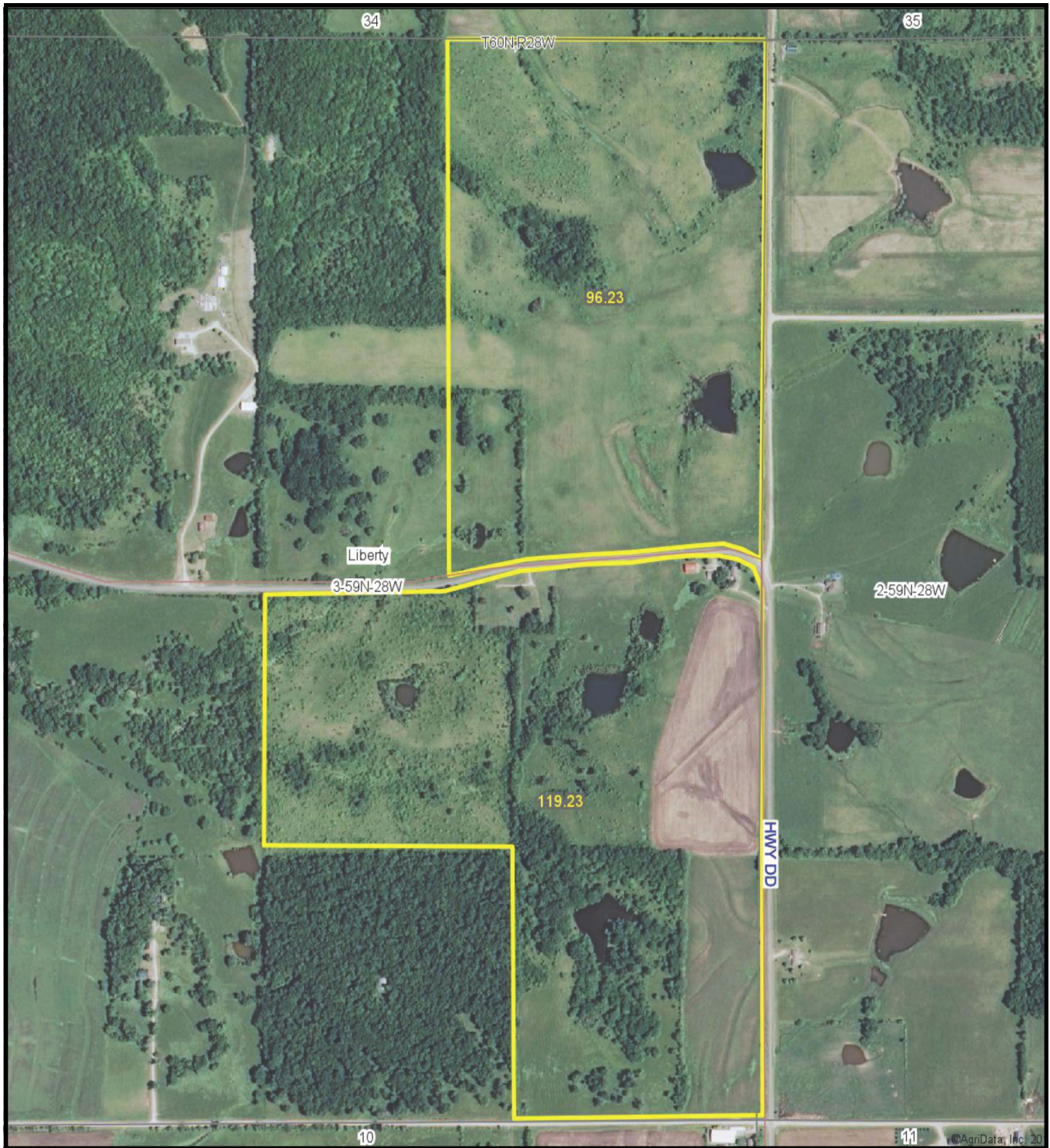
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