

**Atchison County, MO Row Crop  
S20-T66N-R38W  
Westboro, MO 64498**



**Est. Price: \$6,950 / ac**  
Incl. a windmill lease % est. avg. \$5,668  
Exp. date ENEL 12-31-2045

**Est. Total Acres: 319 +/- ac**  
**Tillable: 252 +/- ac per EZ156**  
**Est. Annual Tax: \$4.27 / ac**

**Directions:**

S of Blanchard, IA on Route M 3 mi to intersection of Hwy M & Hwy C. Go south on gravel Y Ave one mile to 140th St. Farm located on west side of Y Ave.

**Description:**

Terraced and tiled with pond and some timber for recreational use and good income.



Possession subject to tenant lease expiring Dec. 2025



**Enterprise Realty & Auction, LLC**

121 E. 4th St.

Maryville, MO 64468

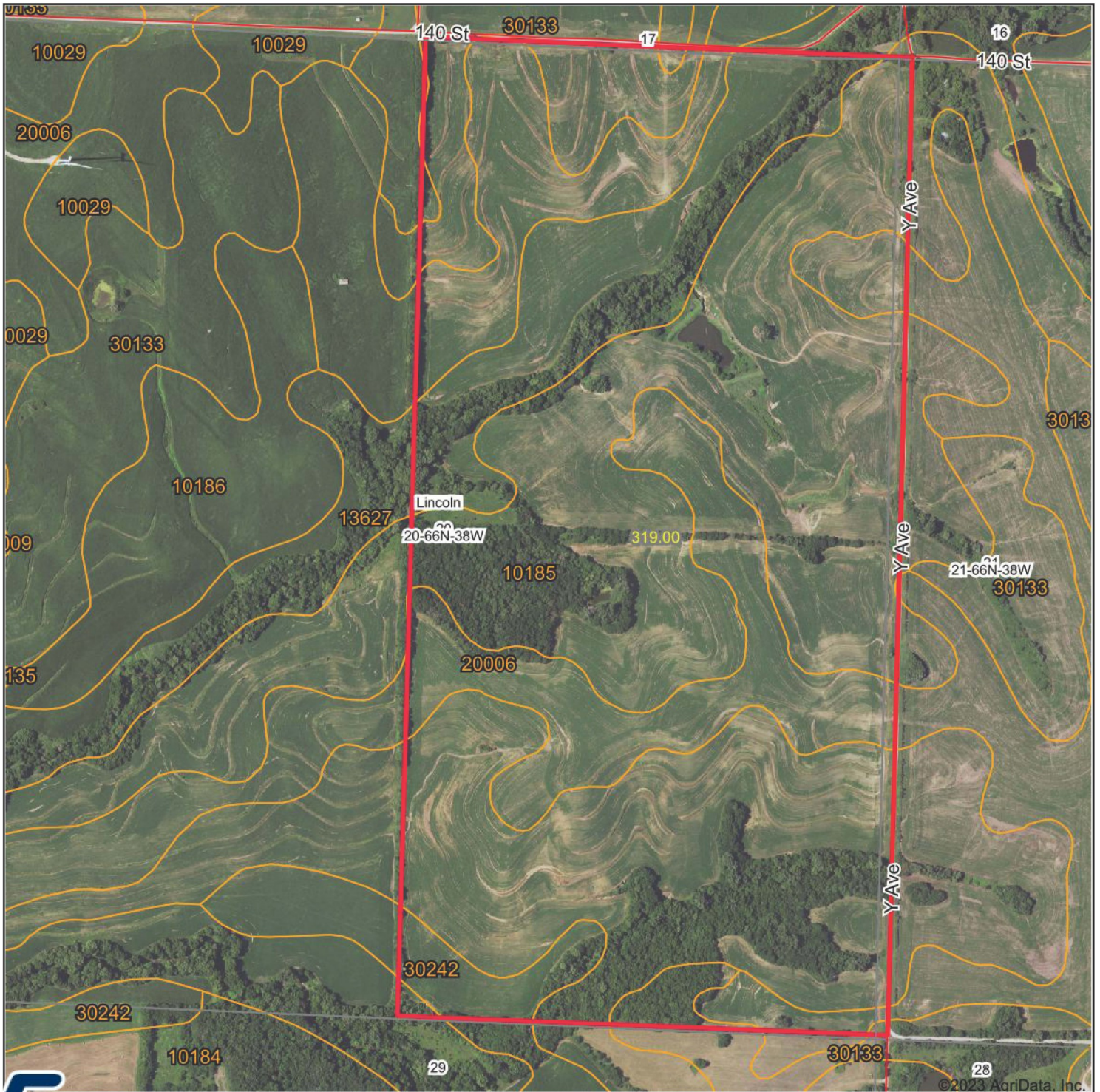
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