



NORTHWEST MISSOURI

PRODUCTIVE FARMLAND & PRIME HUNTING GROUND

WHETHER YOU'RE A PRODUCER LOOKING TO EXPAND OR AN INVESTOR SEEKING A BLEND OF AGRICULTURE AND OUTDOOR LIFESTYLE, THIS PROPERTY DELIVERS BOTH

**PLANT ROOTS.
CHASE GAME.
DON'T MISS OUT!**

This terraced and tiled farm is a strong addition to any portfolio - combining row crop productivity with outdoor appeal. It's set up for efficient farming, with the added bonus of a small pond and excellent wildlife habitat for hunting.

112+ Tillable acres

Well-managed and ready to produce

Small pond & Timbered Edges

Perfect for whitetail & upland game

Strong Access

and gently rolling topography

Great Layout

for modern farming

Total Acres: **161+**

Est. Price: **\$7,000/acre**

Est. Annual Taxes: **\$4.27/acre**

ALL BOUNDARIES ARE APPROXIMATE



CALL TODAY : (660) 582-7160

PROPERTY@ENTREALTY.COM

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