

LAND FOR SALE

SNI-A-BAR CREEK FARM, HUNT, AND BUILD CLOSE TO TOWN

PRICE: **\$499,950**
COUNTY: **JACKSON**
STATE: **MISSOURI**
ACRES: **50**



PROPERTY FEATURES

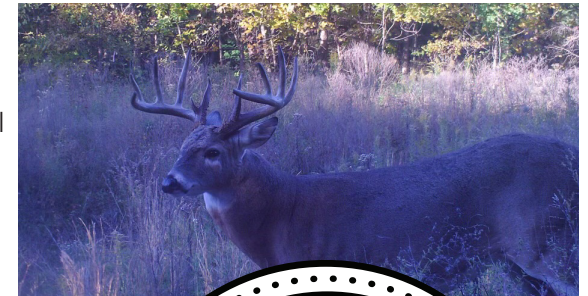
- 44 +/- tillable acres planted in soybeans
- Excellent build site
- Incredible whitetail, turkey, and waterfowl hunting
- Adjoins big timber alongside Sni-Bar Creek
- Farm is on a 1/3 and 2/3 crop share agreement
- Landowner receives 1/3 of crop income
- and has no expenses
- Hardsaw Road frontage to private gravel drive access
- Every Electric available on the private drive
- Every will cover up to ¼ mile of above-ground line cost to the residence
- The buyer may use two recorded access and utility easements

For more information, contact:

WILL WIEST, Land Broker

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This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.