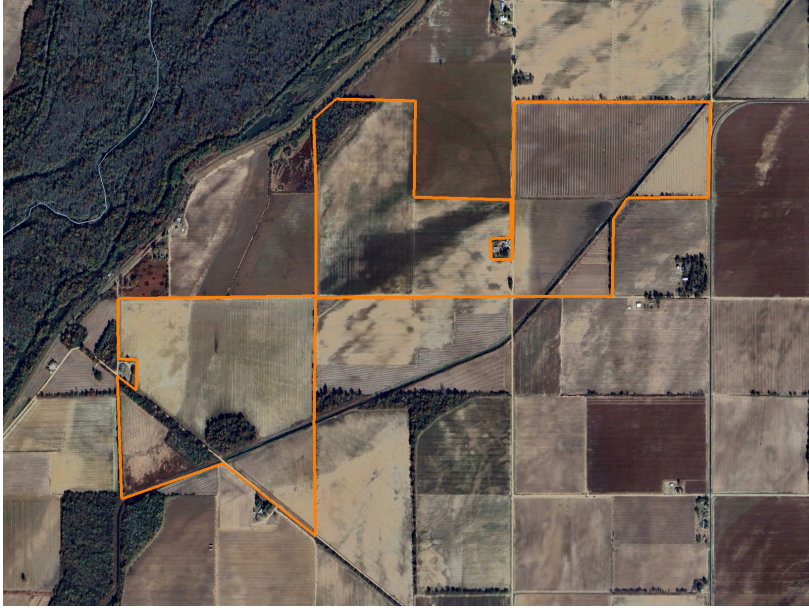


LAND FOR SALE

DIVERSE TILLABLE OPPORTUNITY IN DUNKLIN COUNTY

PRICE: **\$2,975,000**
COUNTY: **DUNKLIN**
STATE: **MISSOURI**
ACRES: **390**



PROPERTY FEATURES

- 358 +/- tillable acres
- 263-acre cotton base / 65 generic
- 5 wells
- 2 Zimmatic pivots - will convey with sale
- 3 diesel-powered wells
- Bean/corn/cotton rotation
- Sandy loam soils
- Good groundwater
- 75/25 crop share
- Rent back option at \$200 cash or 75/25 flex rent
- 1-2 miles north and west of Cardwell, Missouri



For more information, contact:

ZACH LUSTER, Land Agent

870.729.1139 | ZLuster@MidwestLandGroup.com

MidwestLandGroup.com



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, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.