

LAND FOR SALE

NORTHERN MISSOURI HUNTING FARM WITH INCOME AND BUILD POTENTIAL

COUNTY: **HARRISON**
STATE: **MISSOURI**
ACRES: **209.6**



PROPERTY FEATURES

- Located just 2 miles west of Eagleville, MO
- Excellent deer and turkey hunting
- Diverse habitat
- Impressive stand of white oak timber
- Established native grasses
- One pond
- Nearly a half-mile of West Big Fork Creek
- 49 tillable acres rented at \$165/acre through 2029
- 120.28 CRP acre
- CRP payment is \$160.38/acre through 9/30/2032
- Annual income of \$24,488
- Property has been surveyed and is also being offered as two separate tracts (120.4 acres and 89.2 acres)

For more information, contact:

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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.