

LAND FOR SALE

INCREDIBLE GRASS FARM WITH TILLABLE POTENTIAL

PRICE: **\$723,750**
COUNTY: **CLINTON**
STATE: **MISSOURI**
ACRES: **96.5**



PROPERTY FEATURES

- 89.5 FSA tillable acres
- Almost 93% tillable
- NCCPI of 82.9
- Higginsville, Sharpsburg, and Colo soils
- Land physically connects to highway
- Cattle pond
- Fully fenced and gated
- Rural water available
- Highway frontage
- New large culvert creek crossing installed



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.

