

LAND FOR SALE

57 +/- ACRE WILDLIFE SANCTUARY

PRICE: **\$270,750**
COUNTY: **ADAIR**
STATE: **MISSOURI**
ACRES: **57**



PROPERTY FEATURES

- Possibility of income from farming or CRP
- Great wildlife cover
- Spring Creek travel corridor provides a year-round water source
- Big adjacent landowners are all managing for quality wildlife and habitat
- Good access for different wind directions
- Utilities are close on Route O
- Short distance to Novinger and Kirksville
- The expiring CRP contract is \$7,266 per year
- If cleaned up, the farm rent could be better than CRP income for the investor
- Beautiful views from the property

For more information, contact:

GEORGE COLE, Land Agent

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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.
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