

LAND FOR SALE

# INVESTMENT FARM WITH GREAT HUNTING

PRICE: **\$288,000**  
COUNTY: **JACKSON**  
STATE: **MISSOURI**  
ACRES: **40**



## PROPERTY FEATURES

- Excellent investment and hunting farm
- 34.1 +/- tillable acres planted in corn
- Incredible whitetail hunting with known giants in the area
- Turkey and waterfowl hunting
- Adjoins big timber alongside Sni-Bar Creek
- Farm is on a 1/3 and 2/3 crop share agreement in 2025
- Farm and hunting rights are open in 2026
- Cash rent bids up to \$250/ac per year for 2026+
- Hardsaw Road frontage to private gravel drive access
- Farm is within a floodplain and not suitable for permanent residence

For more information, contact:

**WILL WIEST**, Land Broker

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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.