

LAND FOR SALE

HIGH QUALITY TILLABLE AND HUNTING ON BEAR CREEK

COUNTY: **GENTRY**
STATE: **MISSOURI**
ACRES: **156.5**



PROPERTY FEATURES

- 103.96 +/- FSA tillable acres
- High-quality soils, long-term tenant, and great access for a low-risk, long-term hold
- Offering a total of \$25,448 in annual income
- Incredible diversity with cropland, CRP, marketable timber, and a live creek
- Phenomenal hunting, including whitetail, turkey, and occasional quail and pheasant
- 4,900 +/- feet of Bear Creek frontage
- 5 hunting blinds and 6 ladder stands included with the sale
- Each blind is positioned over standing soybean food plots



For more information, contact:

WILL WIEST, Land Broker

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