

LAND FOR SALE

PREMIER 440 +/- ACRES IN THE WOLF ISLAND REGION OF MISSISSIPPI COUNTY, MO

COUNTY: **MISSISSIPPI**
STATE: **MISSOURI**
ACRES: **440**



PROPERTY FEATURES

- 425 FSA acres
- County road frontage along County Road 507, only 1/2 mile off Highway 77
- Center pivot irrigation on the northern 140 acres
- High crop yield potential and farm has consistently supported two crops per year
- Well-designed access roads and drainages
- Primarily Commerce and Sharkey silty clay soils
- Fantastic waterfowl hunting potential
- 12 miles from East Prairie, MO
- Taxes: \$4,265

For more information, contact:

DANE WERNER, Land Agent

573.521.9061 | DWerner@MidwestLandGroup.com

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

