

438 ac +/- State EE, Lucerne, MO

Property #20116 • \$1,600,000



SULLIVAN COUNTY MO TILLABLE ROW CROP FARM

Highly tillable farm located in northwestern Sullivan County, MO! This excellent laying hill farm offers up 438 +/- acres with 401.3 FSA Cropland acres making it a highly attractive addition to any farming operation or investment portfolio. It offers 1 ¼ mile of highway frontage on south and east side and ¼ mile of county road frontage on the west for multiple access points and the potential to subdividing into smaller tracts. Currently this tract is operated under a cash rent agreement. Half paid in the spring, half paid in the fall. 2021 farming rights can be open to the new owner. Five nice ponds located on the property along with several outbuildings, fenced lots and grain bins for the potential of a small feed lot set-up located along Hwy EE. To learn more about this investment opportunity call Justin Pollard at 660-346-8840 today!

Need additional acres? Take a look at listing #20117 located ¼ mile west on Hwy EE. 240 +/- acres with 206.83 FSA Cropland acres.



Justin Pollard, Sales Associate/LandPro

660-346-8840

800-895-4430

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MissouriLandAndHome.com



**Missouri
Land & Home**

This property is being offered by United Country Missouri Land & Home 800-895-4430. All information provided was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. We assume no liability for error, omission or investment results. Justin Pollard is licensed in Missouri.

All interested parties are advised to confirm any pertinent information by its own independent investigation.

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