

County Road 958

\$439,000

Memphis, MO 63555



Lot Size: 82.00 Acre
Listing #: 24066-22046
County: Scotland

Just listed, highly sought-after farm that is rarely available in Northeast Missouri. This 82 m/l acre farm located less than 2 miles from the Iowa line, consists of 51 FSA cropland acres of tillable ground currently cash rented at \$175 per acre. The farm is currently planted in soybeans for 2022, with the possibility of crops being purchased back this year. There is plenty of food, water, and cover to hold whitetail deer and turkeys. With like-minded neighbors, this farm is in an area where whitetails can thrive and reach that desired mature age structure. 1 redneck deer blind on a 10' platform is included in the sale. There are new terraces and a new pond that were constructed on the property in the past two years. Located in notorious Scotland Co., this farm is set up to hunt those predominant Northern Missouri winds! There have been trails cut to access the farm by ATV/UTV's, and there is also a building to store all your hunting equipment. Whether you are a serious hunter, investor, or both you need to look at this farm. This would also make a great farm to build your dream home or hunting cabin. There is a great building site on the northwest corner of the property, with utilities at the road and high-speed internet. It is very rare that we get the opportunity to list a farm of this magnitude, in a smaller acreage parcel! This farm literally pays you as you play! If you are an investor there is an opportunity to add a hunting lease to get the ROI over 3% at full asking price. If you would like to look at this property call Bryan Atkins/Salesperson at 910-690-7610. *Property lines are thought to be accurate but are estimated.

Key Features

- Northern MO Hunting Farm
- NEMO Tillable Acreage For Sale
- Income Producing Farm For Sale
- Hunting/Farming Land For Sale
- Whitetail Deer/turkey hunting
- Highly sought after NEMO farm
- Northern MO Land For Sale
- Income/Hunting Farm For Sale



Land Pros, LLC



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