

Audrain County Missouri 157 +/- Acre Row Crop Farm for Sale

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PROPERTY ADDRESS:

00 Hwy J
 Laddonia, MO 63352

PRICE: \$1,177,500

ACRES: 157

COUNTY: Audrain

PROPERTY DESCRIPTION:

Excellent 157 +/- acre row crop farm for sale with 93% Class A and high Class B soils. This farm is 96% tillable with 0-4% slope on the majority of acres. The farm is primarily Putnam and Mexico soils and has had hog manure applied the last couple years.

The property has blacktop frontage on one side and gravel on another side. Farm is sold with a five year lease to the current owner with a 4% return. The farm currently has a center pivot irrigation system on it that the Seller will retain.

PROPERTY HIGHLIGHTS:

- Row Crop farm
- 96% tillable
- 93% class A and B soils
- 4% return
- 1/2 mile Blacktop frontage
- 1/2 mile Gravel road
- Hog manure applied w/in last couple years



PRESENTED BY:

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PROPERTIES AND AUCTION
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$683

TAX YEAR: 2016

