

Missouri Farm and Hunting Land for Sale

Monroe County

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PROPERTY ADDRESS:

00 Hwy PP
 Shelbina, MO 63468

PRICE: \$257,400

ACRES: 65.4

COUNTY: Monroe

PROPERTY DESCRIPTION:

This property has good income, hunting, and building sites. The property is currently set up for farming and hunting with 45 acres of tillable ground and two tower blinds in the timber. The tillable ground produces an annual income of \$6,750, which is great for return for a tillable/hunting farm. There are a spring and a pond for year-round water supply for the wildlife or live-stock if someone wanted to convert the tillable to pasture.

This farm is also conveniently located only 2.2 miles south of Hwy 36 and 30 miles from Hannibal MO. It is also only 3 miles from a boat ramp and access to Mark Twain Lake with endless fishing, duck hunting, and recreational opportunities.

PROPERTY HIGHLIGHTS:

- 65.4 +/- acres
- 45 tillable acres
- 150 per tillable acre cash rent; total cash rent is \$6,750
- 20 acres of timber
- 3 miles from boat ramp on Mark Twain Lake
- Spring on the property
- Two deer tower stands
- 1 pond
- Great building sites



PRESENTED BY:

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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: \$128

TAX YEAR: 2017

