



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 250 +/- Acre Income Producing Land for Sale - Randolph County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



**PROPERTY ADDRESS:**  
00 County Road 2030  
Clifton Hill, MO 65244

**PRICE:** \$705,250  
**ACRES:** 250  
**COUNTY:** Randolph

## PROPERTY HIGHLIGHTS:

- 250 +/- acres
- 191.7 acres CRP
- Annual income of \$19,272
- Westran School District
- 2 ponds
- Hunting
- Building sites
- 30x50 Morton Building
- Seller willing to subdivide

## PROPERTY DESCRIPTION:

This Randolph 250 +/- acre property for sale has 191.7 acres of CRP with an annual income of \$19,272. The flat to gently rolling farm has multiple building sites, 2 ponds, and has great deer and turkey hunting. There is a hunting lease that could go with the farm if desired. There is a 30x50 Morton building that could be converted into living quarters. With the CRP income and the hunting lease at list price this farm would have 3% return.

The farm is located 10 +/- miles west of Moberly, 50 +/- north of Columbia and a little over 2 hours east of Kansas City, MO. Thomas Hill Reservoir is approximately 20 miles north of the farm. Thomas Hill Reservoir is managed primarily for largemouth bass, crappie, hybrid striped bass and catfish. The warm water discharge remains ice-free during the winter providing a unique winter fishing opportunity.



**PRESENTED BY:**

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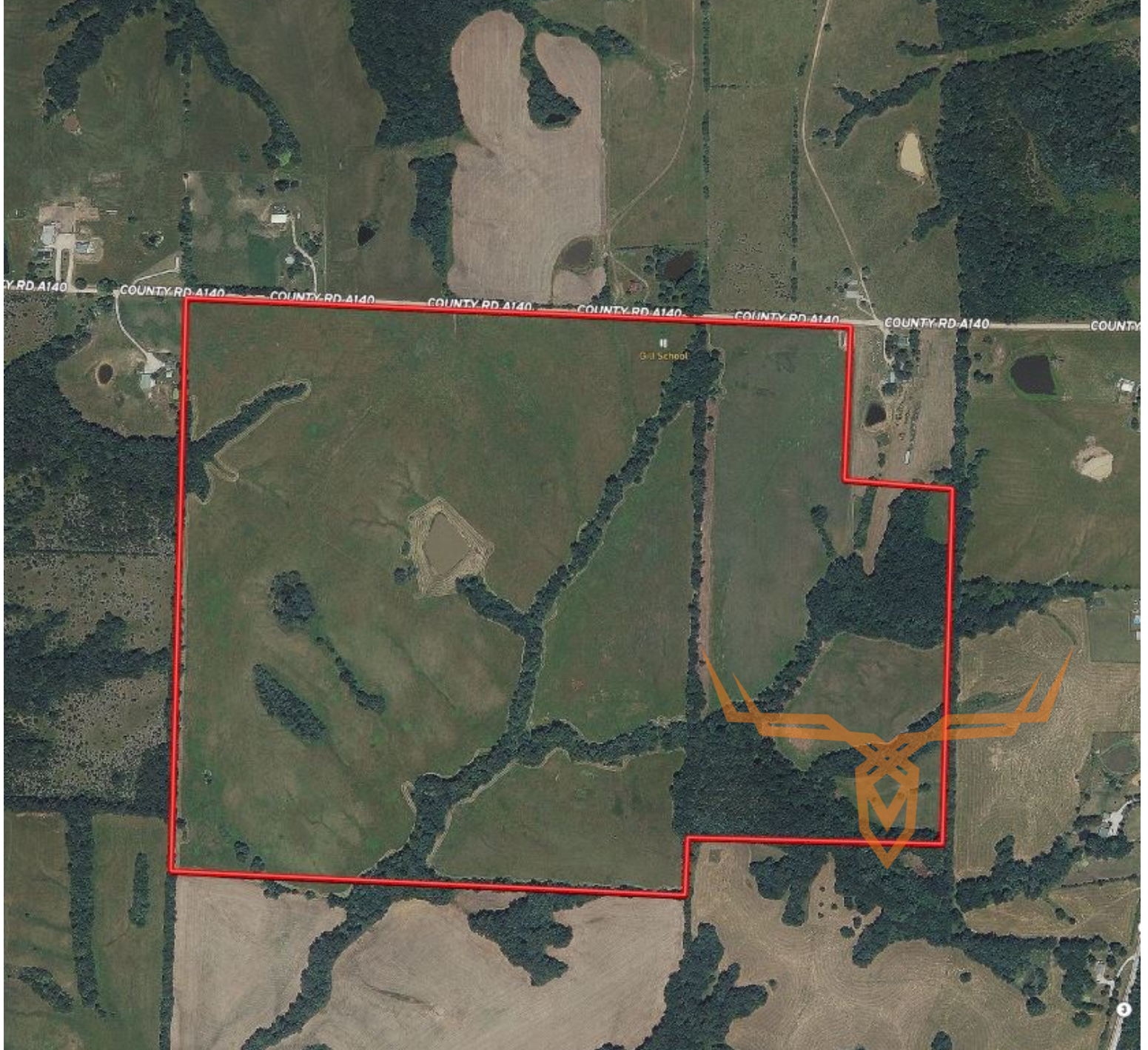




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals