

LAND FOR SALE

LISTING #16583

PRICE: \$67,000

DESCRIPTION: Presenting 10.50 acres m/l located in the town of Gilman City, Missouri. This small investment farm or building site location is within walking distance of the school and has access to all city utilities. The farmland offers 8.70 acres of class 2 & 3 soils of Grundy Silt Loam and Edina silt loam with an overall NCCPI of 73.6. The productive land is relatively flat, with slopes from 0 to 2 percent. This is a perfect setup for hobby farming and also has the potential for cash rent agreement with a local farmer. This is farmland investing at an affordable scale!

DIRECTIONS: The property is located between Hoffman Avenue and Broadway Avenue, just east of the school and north of grain bins.



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10.50 ACRES M/L
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