



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

# 120± Acre Tract with Productive Farm Ground for Sale - Vernon County

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophyapa.com](mailto:leads@trophyapa.com)



**PROPERTY ADDRESS:**

00 S 1200th Rd  
Moundville, MO 64771

**PRICE:** \$839,000

**ACRES:** 120±

**COUNTY:** Vernon

**PROPERTY HIGHLIGHTS:**

- Fully fenced
- 90± ac highly productive farm ground
- Timber
- Electric & water capabilities
- Close to town

**PROPERTY DESCRIPTION:**

Discover the perfect blend of fertile farmland and prime hunting land on this exceptional 120± acre property. With 90± acres of highly productive farm ground generating an annual income of \$12,500 and timberland ideal for whitetail hunting, this property is a rare find.

Electric and water utilities are conveniently located on the east side of the road. A short drive to town provides easy access to amenities. This versatile property is ideal for agriculture, hunting, and residential development, making it a unique opportunity for those seeking a blend of productivity and tranquility.



**PRESENTED BY:**

**CODY CUTLER**

**Land Specialist**

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**Trophy Properties and Auction**

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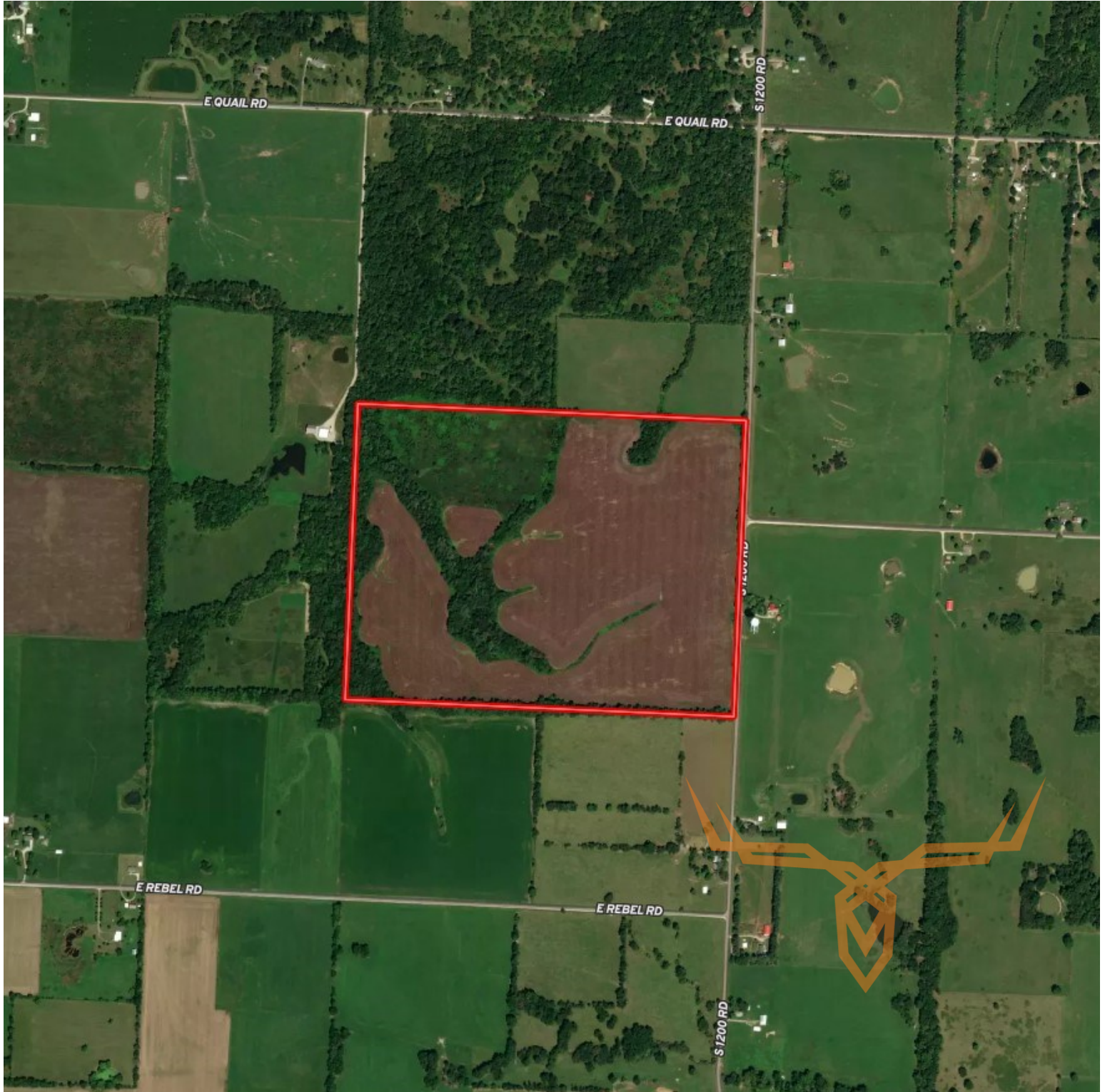
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal