



Clark County Missouri Land for Sale at Auction - Alderton Heritage Trust Farm

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PROPERTIES AND AUCTION
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PROPERTY ADDRESS:

00 Hwy A
Wyaconda, MO 63474

ACRES: 66.4
COUNTY: Clark

AUCTION DETAILS:

This 66.4-acre farm in Northeast Missouri is an excellent opportunity for both investment and recreational use. With 60.64 acres in income-producing land, this property offers substantial returns. A significant portion, 44.51 acres, is dedicated to row crop production, with a lease already in place for 2025 that pays a lump sum of \$7,000 to the new owner. In addition, 16.13 acres are enrolled in the Conservation Reserve Program (CRP), generating \$2,699 annually through 2032, providing steady income with minimal maintenance.

The farm has recently undergone improvements, including tile and terrace work, enhancing its agricultural value. For those seeking a building site, the property offers great access off State Highway A, with utilities available and the potential for privacy by situating a home on the back side of the farm. There are also strong opportunities for whitetail deer hunting, with the property free of any hunting leases for the 2025 season.

This farm, with 91% of its acres in income-producing use, stands as one of the best investment properties available today. Located just 17 miles south of Kahoka, 10 miles south of Wyaconda, and 2.5 hours from Chesterfield Valley, it offers a combination of agricultural productivity, income stability, and recreational appeal.



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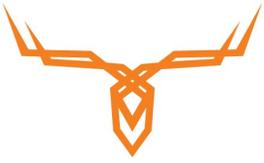
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Property Highlights:

- 44.51 tillable acres on corn/soybean crop rotation
- 16.13 acres currently enrolled in a general CRP program
- Property has been surveyed and staked showing clear property lines
- Hwy frontage offers great access and visibility
- Utilities present along the Hwy offering ease of construction if looking to build
- Farm sells free and clear of hunting lease for the 2025 hunting season
- Northeast Missouri whitetail deer hunting opportunities (see trail camera pictures)



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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