



FARM & REC
REAL ESTATE



1,355 +/- ACRES

HARRISON COUNTY, MO

DALLAS TOWNSHIP SECTIONS 8,9,16,17 & 20

PRICE: \$7,960,625 OR \$5,875 PER ACRE

Martinsville, Missouri | Tillable / Row Crop | CRP Income | Timbered Draws | Over a Dozen Ponds | Exceptional ROI

Located in Harrison County, Missouri, this expansive 1,355 +/- acre farm just outside of Martinsville presents a rare opportunity to acquire a high-performing farm with diversified income, top-tier infrastructure and exceptional recreational appeal. With approximately 1,039 acres of tillable ground, along with CRP, timbered draws, and nearly a dozen ponds, this farm is ideally suited for both active operators and passive land investors.

Currently 1,039 +/- acres are in row crop production with nearly a dozen access points from a network of paved and gravel roads. The farm has been well-managed and has a history of high yields. The tillable acres have demonstrated excellent rental performance, averaging \$230 per acre in cash rent over the past three years.

In addition to the row crop income, a newly constructed 60,000-bushel grain bin is located in the Southwest corner of the property and generates \$9,000 in annual rent. The property also has 80.57 acres enrolled in the Conservation Reserve Program (CRP), generating annual payments of \$10,920 and a 1-year hunting lease contributes another \$20,000 per year. In 2025, these income streams created a diversified and stable annual revenue of \$273,694, equating to nearly a 3.5% return on investment.

Along side its agricultural benefits, the property provides a wide range of outstanding recreational opportunities. Timbered draws and low-lying creek bottoms provide ideal cover and travel corridors for a thriving population of whitetails. Over a dozen ponds are strategically spread throughout the property, providing reliable year-round water sources and opportunities for fishing and small-scale waterfowl hunting.

Large, contiguous farms with strong income, modern infrastructure, and recreational opportunities are becoming increasingly difficult to find. With 1,039 +/- FSA certified tillable acres generating consistent rental income, supplemented by CRP payments, a newly constructed grain bin and recreational opportunities, this farm checks all the boxes for a buyer seeking steady passive income or a farmer looking to expand operations.

For more information or your own private showing please contact Farm & Rec Real Estate Broker Glen Salow today at 515-494-5560.

Property Features:

- Total Deeded Acres: 1,355±
- FSA Tillable Acres: 1,039±
- 2025 Tillable Rent Income: \$233,774
- CRP Acres: 80.57
- Annual CRP Income: \$10,920
- CRP Contract Expiration: September 30, 2026
- Grain Storage: Newly built 60,000-bushel grain bin
- Grain Bin Rental Income: \$9,000 annually
- Hunting Lease Income: \$20,000 annually
- Total 2025 Annual Income: \$273,694
- Strong ROI: Nearly 3.5%
- Recreational Features: Timbered draws, numerous ponds
- Abundant wildlife including deer, turkeys and waterfowl
- 16 ponds located throughout the property
- 11 access points from multiple hard-surfaced and gravel roads
- Annual Property Taxes: \$3,966.95



Executed leases for tillable ground, CRP, grain bin and hunting are available upon request.

Location: Just ¼ mile west of Martinsville, North and South of MO F Highway; approximately 12 miles Southwest of Eagleville, MO; 90 minutes North of Kansas City or 2 hours south of Des Moines, IA.



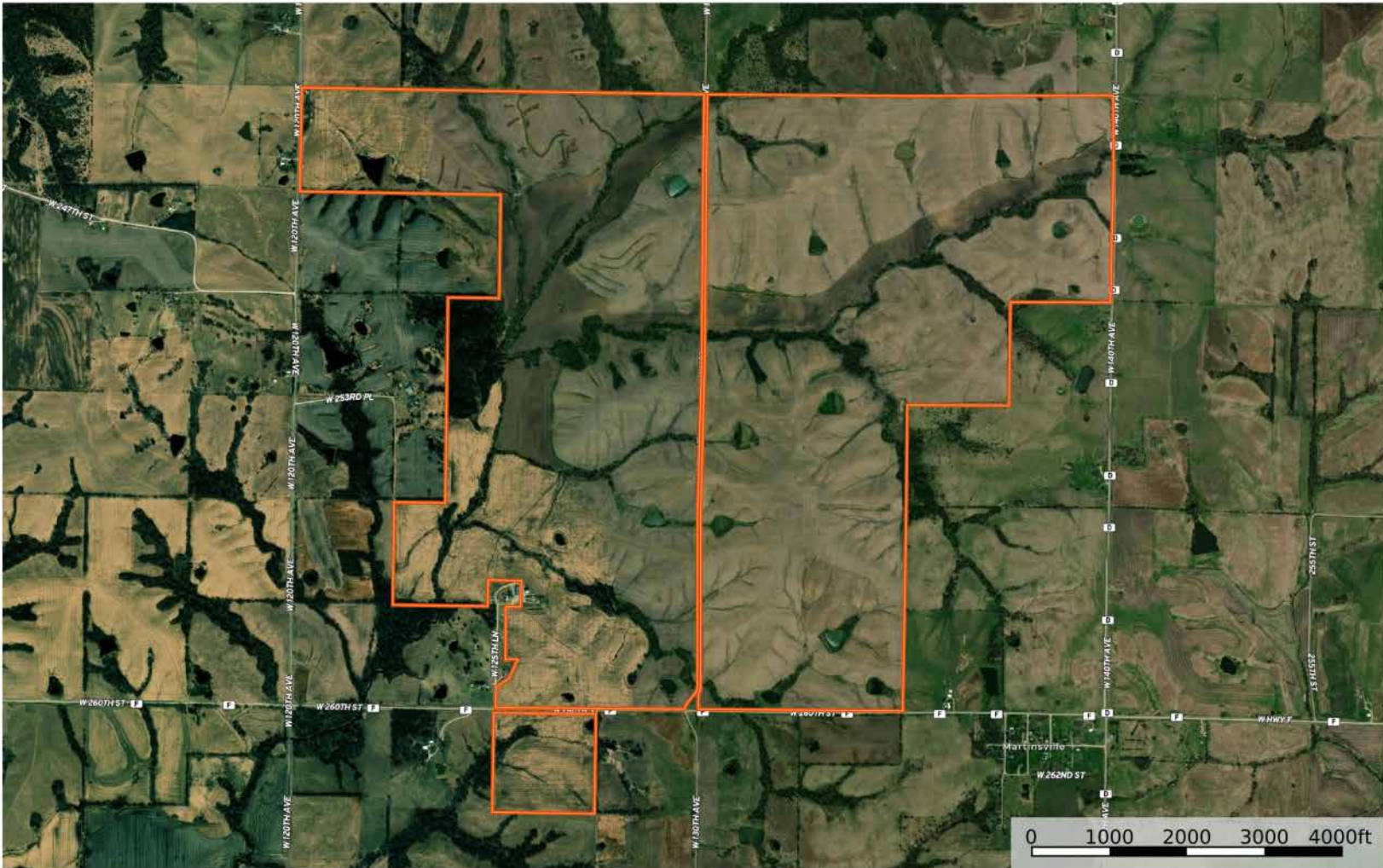
Tract Map

1355 +/- Acres

Harrison County, MO

Harrison County, MO - 1355 +/- Acres
Missouri, AC +/-

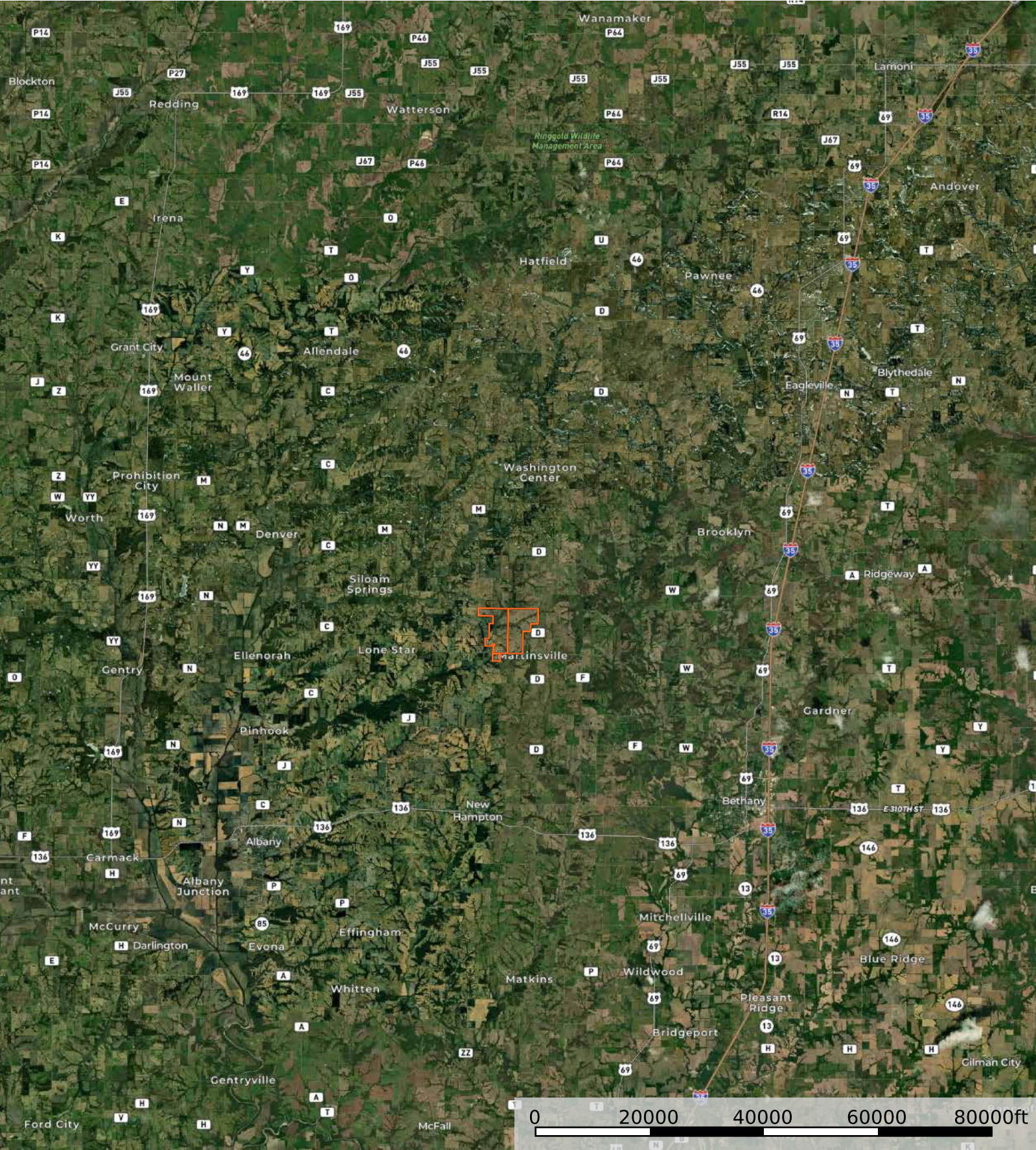
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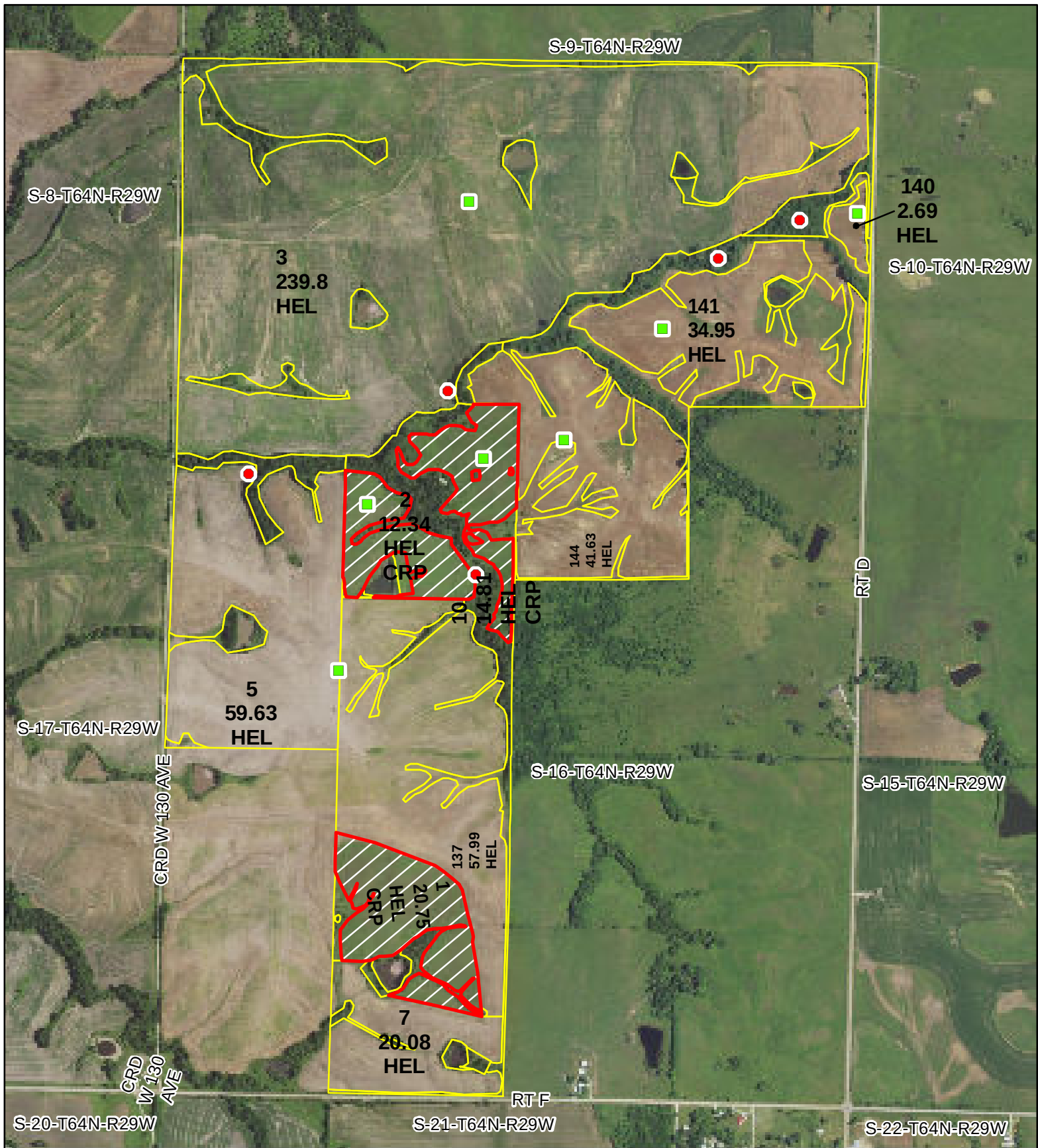
Boundary 1 Boundary 2 Boundary 1

Farm & Rec Real Estate
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The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Boundary 1 Boundary 2 Boundary 1



**All Measurements are
For FSA Programs Only**

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Harrison Co. FSA

C=Corn-YEL-GR ALF=Alfalfa-FG
 SB=Soybean-COM-GR AGM=MIXFG-AGM-FG
 HRW=Wheat-HRW-GR LGM=MIXFG-LGM-FG
 SRW=Wheat-SRW-GR RCH=Clover-Red-FG
 MILO=Sorgh-GRS-GR H=MIXFG-IGS-FG
 O=Oats-SPG-GR P=MIXFG-IGS-GZ
 GLS=MIXFG-IGS-LS TP=Timber Pasture

All Fields Are NON-Irrigated

*Unless notated on Map

1:11,640

Program Year: 2025

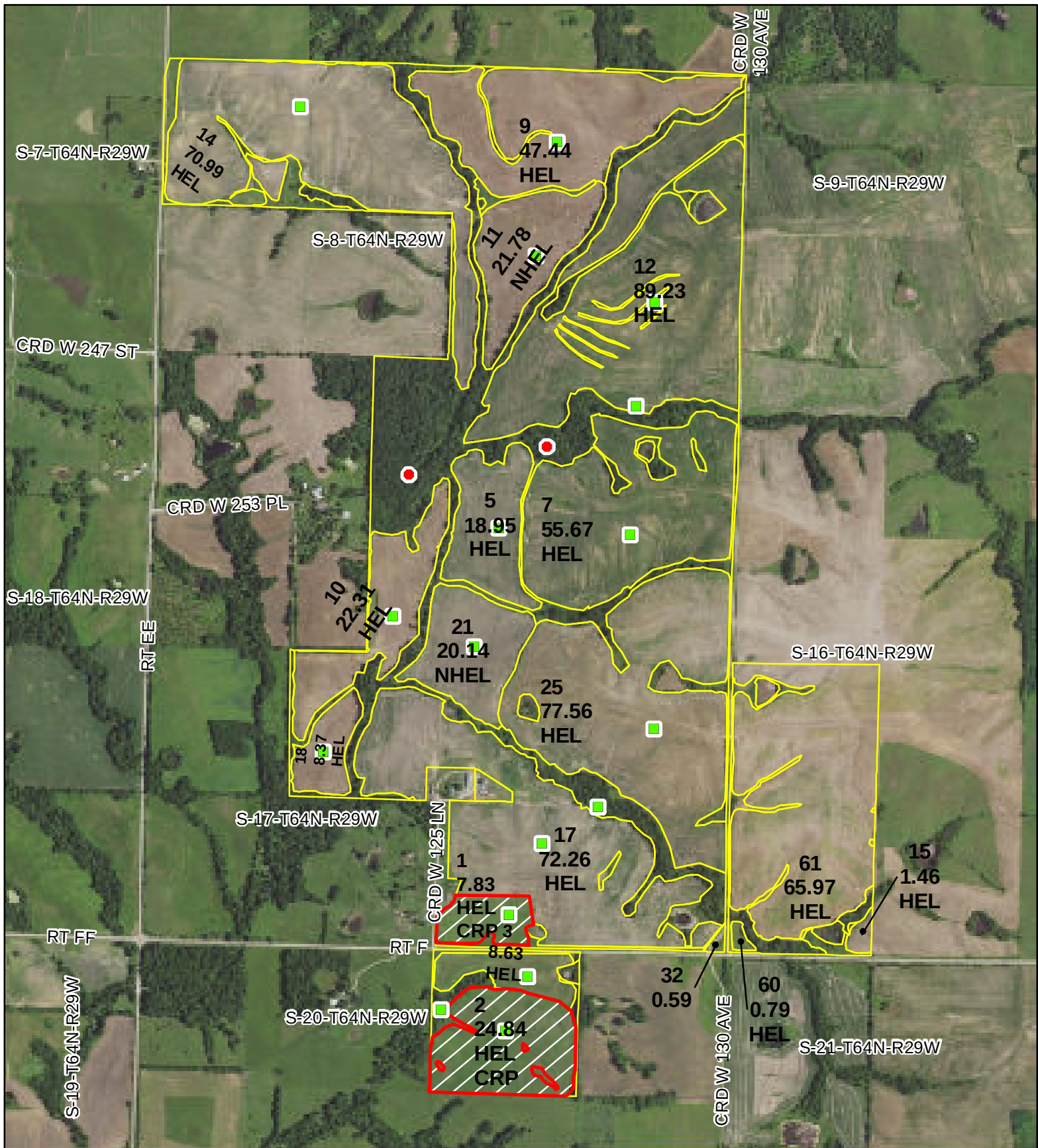
Created: 4/30/2025

Flown: 2022-6-29

- clu
- crp
- plss

**Farm 7769
Tract 6085**





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Program Year: 2025

Created: 4/30/2025

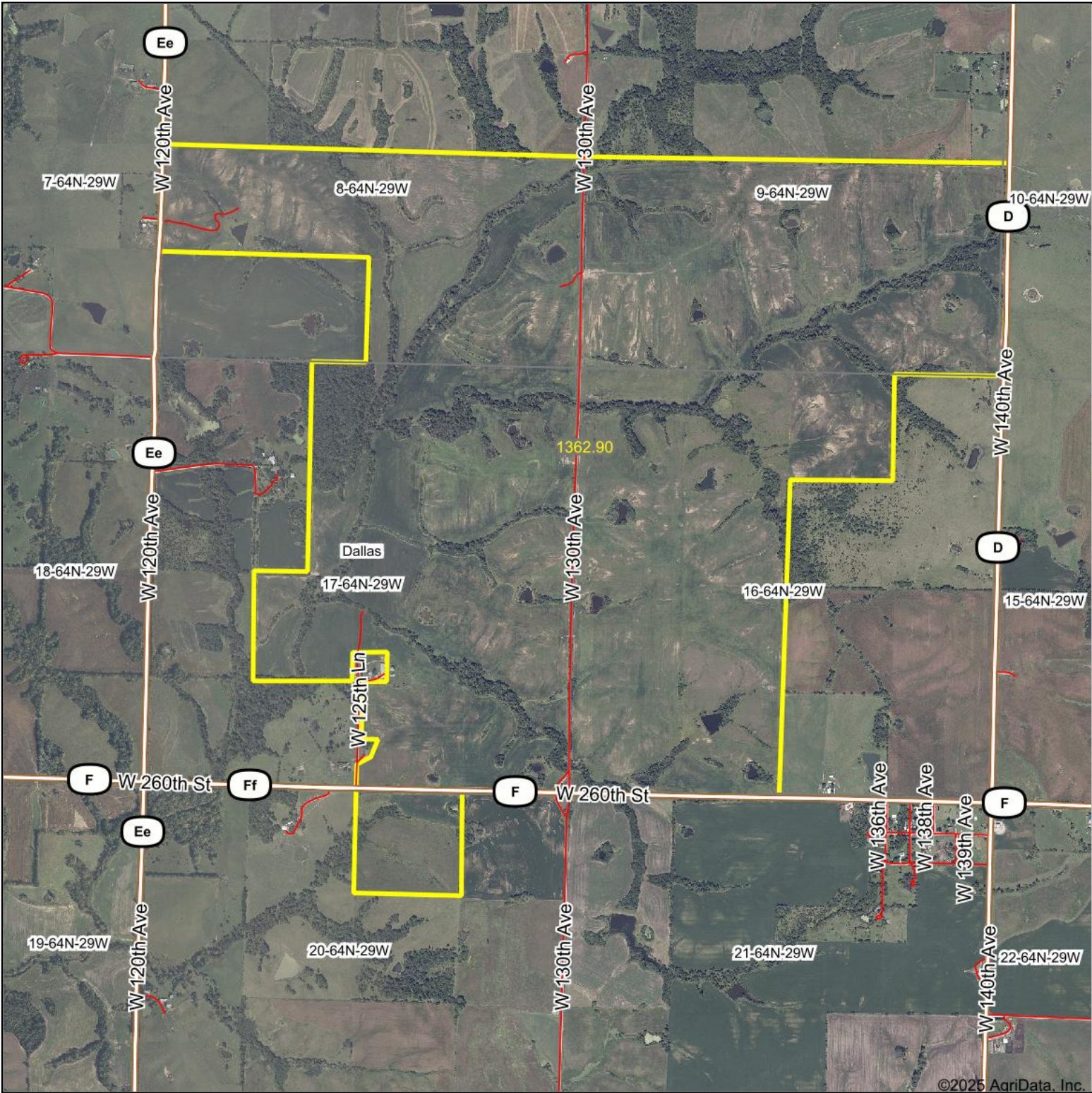
Flown: 2022-6-29

- clu
- crp
- plss

**Farm 7769
Tract 6086**



Aerial Map



Boundary Center: 40° 20' 56.66, -94° 10' 36.45

16-64N-29W
Harrison County
Missouri



Maps Provided By:



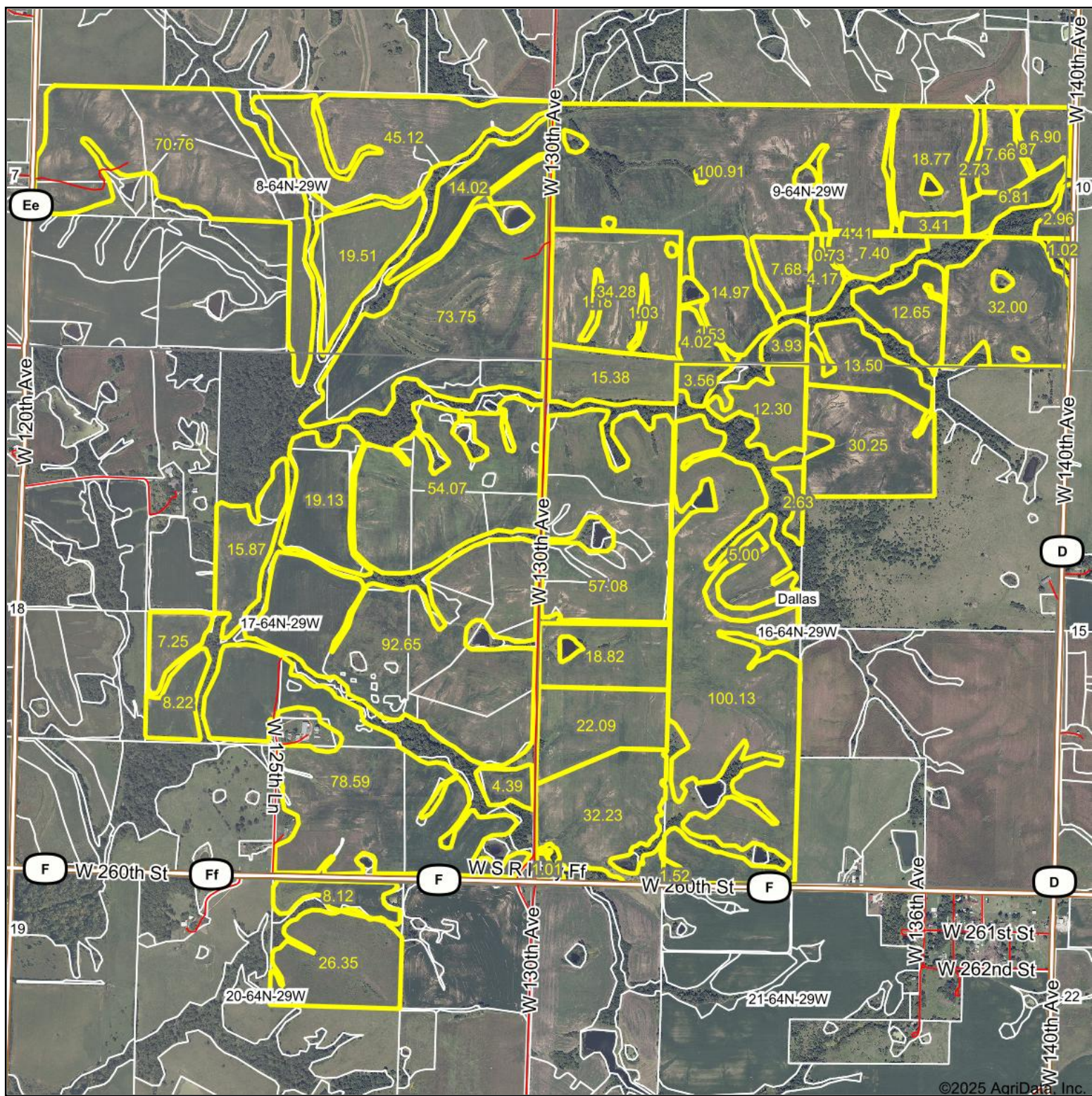
surety[®]
CUSTOMIZED ONLINE MAPPING

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www.AgriDataInc.com

8/18/2025

Aerial Map



Boundary Center: 40° 20' 56.54, -94° 10' 36.23

0ft 1575ft 3149ft

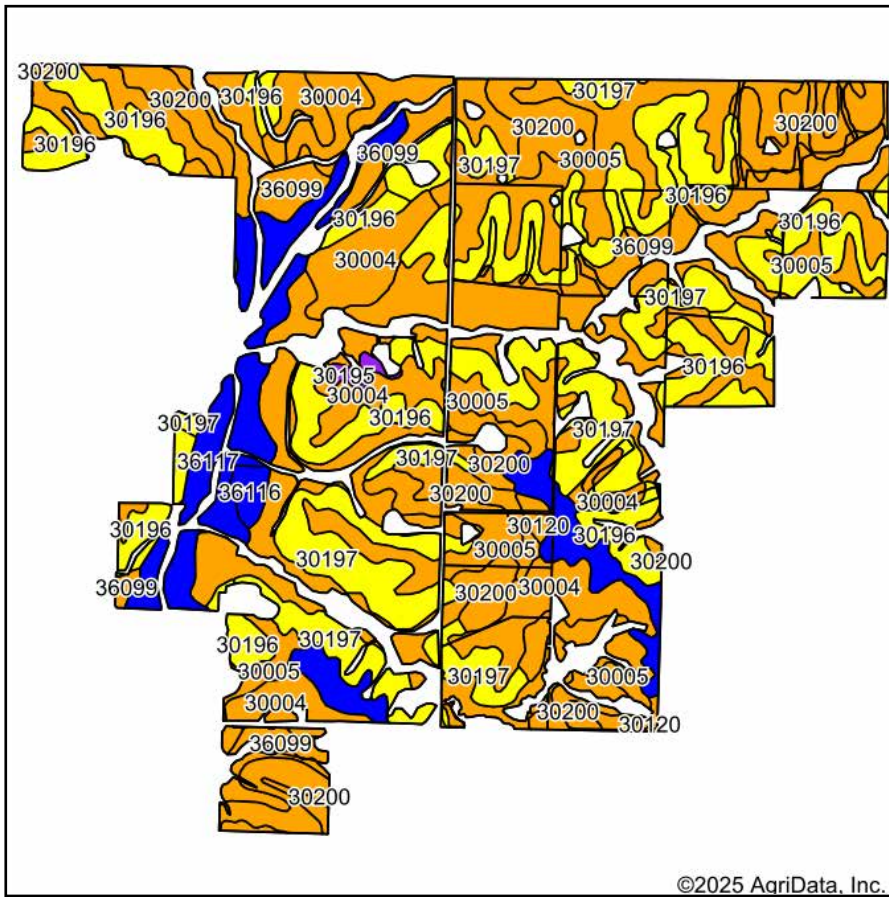
16-64N-29W
Harrison County
Missouri



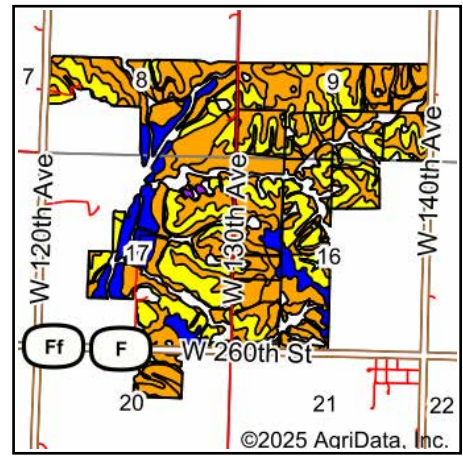
8/18/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Harrison**
Location: **16-64N-29W**
Township: **Dallas**
Acres: **1135.32**
Date: **8/18/2025**

Maps Provided By:



Area Symbol: MO081, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	259.28	23.0%		> 6.5ft.	Poorly drained	IIIw	67
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	196.86	17.3%		> 6.5ft.	Well drained	IVe	66
30005	Adair loam, 3 to 9 percent slopes	177.33	15.6%		> 6.5ft.	Somewhat poorly drained	IIIe	72
30197	Shelby loam, 14 to 18 percent slopes	147.70	13.0%		> 6.5ft.	Well drained	IVe	65
30200	Shelby loam, 9 to 14 percent slopes	129.48	11.4%		> 6.5ft.	Well drained	IIIe	72
30004	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	110.55	9.7%		> 6.5ft.	Somewhat poorly drained	IIIe	66
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	64.86	5.7%		> 6.5ft.	Moderately well drained	IIw	80
30085	Grundy silt loam, 2 to 5 percent slopes	35.48	3.1%		> 6.5ft.	Somewhat poorly drained	Ile	74
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.03	0.5%		> 6.5ft.	Poorly drained	IIw	74
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	4.67	0.4%		> 6.5ft.	Somewhat poorly drained	IIIe	70
30195	Shelby clay loam, 14 to 18 percent slopes, severely eroded	3.08	0.3%		> 6.5ft.	Well drained	Vle	64
Weighted Average							3.22	*n 68.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



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Glen Salow

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