

Nodaway County Land Current Row Crop \$2500/Ac



List Price: \$400,000.00

Total Acres: 160+/-

Legal: Twp 66N, Rng 34W, Sec 1 &
Twp 67N, Rng 34W, Sec 36
Nodaway Co, MO Legal to Govern

Location: From Hopkins, MO, East
5mi on Hwy 246 to intersection of
Hwy 246 & E Hwy. Continue E on
County Rd 120th St 1mi to Noble Rd.
3/4mi North on Noble Rd to farm.

Land: Land offers rolling with row
crop. Rural water available. Farm also
offers recreation with plenty of wildlife.
129.2+/- of 160+/-Ac tillable per FSA
Corn Base 24, Bean Base 8.6

Total Base 32.6

Est 120ac x \$175 = 21,000

• Windlease = 500

• Est.Hunting = 1,600

Est.Potential Income = \$23,100.00

Current cash rent lease exp 2012

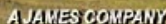
Income: Farm currently has hunting
lease of \$1600 annually. Farm has
wind lease on South 80+/- earning
\$500 annually. There currently are no
wind turbines on land.



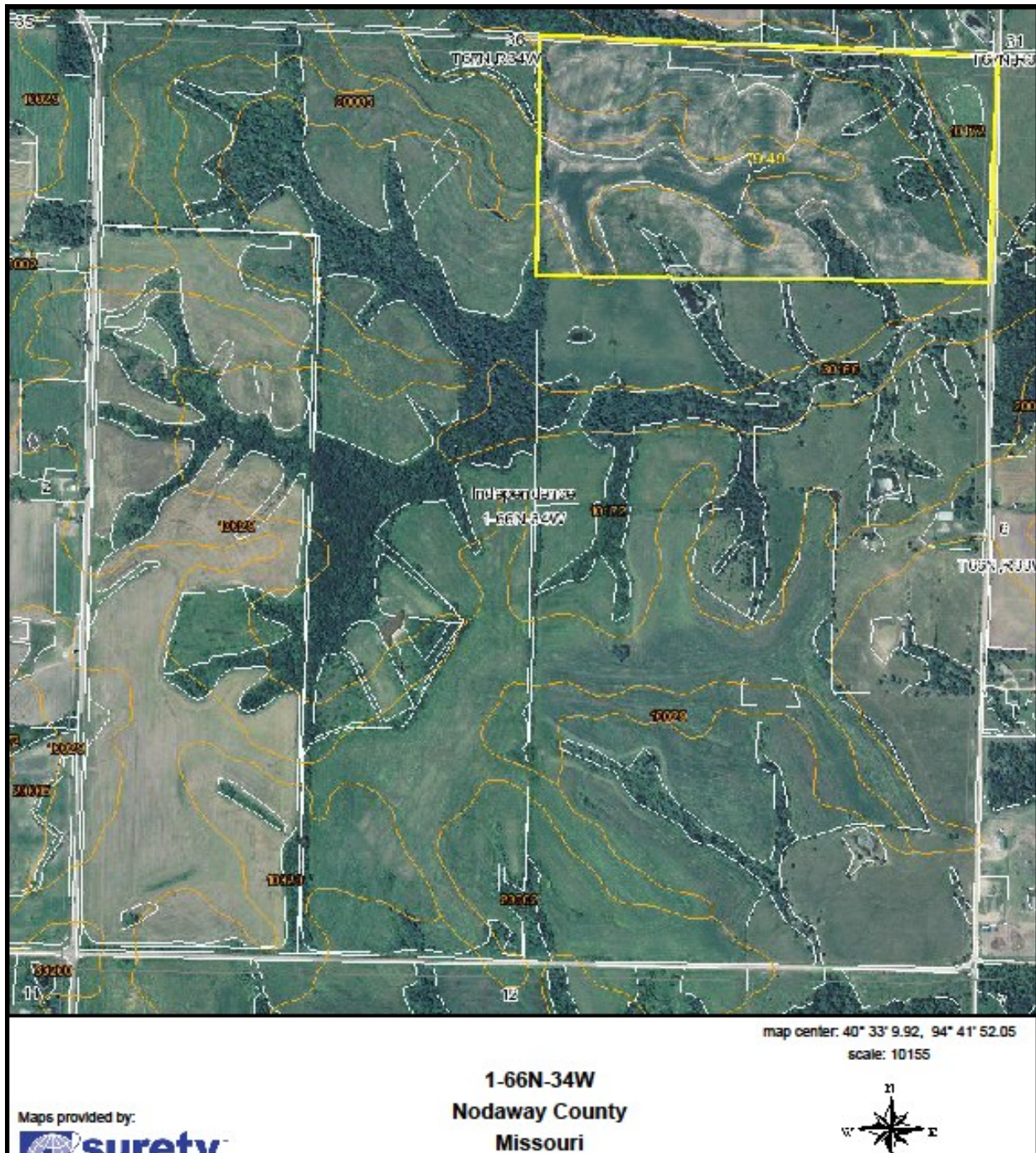
Enterprise Realty & Auction, LLC
121 E. 4th St.

Maryville, MO 64468

Phone (660) 582-7160 Fax (660) 582-7162
property@entrealty.com www.entrealty.com



Phone (660) 582-7160 Fax (660) 582-7162
property@entrealty.com www.entrealty.com



Enterprise Realty & Auction, LLC

121 E. 4th St.

Maryville, MO 64468

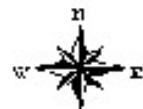
Phone (660) 582-7160 Fax (660) 582-7162
property@entrealty.com www.entrealty.com



map center: 40° 33' 57.45, 94° 41' 53.18

scale: 10009

36-67N-34W
Nodaway County
Missouri



Maps provided by:



Enterprise Realty & Auction, LLC
121 E. 4th St.
Maryville, MO 64468
Phone (660)582-7160 Fax (660)582-7162
property@entrealty.com
www.entrealty.com