

Asking
Price:

\$124,500

LISTING
#14359

237th Avenue
Albany, MO 64441

GENTRY COUNTY 32.50 Acres M/L

Offering 32.50 m/l acres of productive farmland in Gentry County, Missouri! This farm is nearly all tillable with 28.96 m/l acres currently in row crop production with soil types of Lamoni clay loam and Grundy silt loam. The remaining acres consist of timber and a nice pond built in 2002. This parcel offers multiple recreational opportunities with the income to justify the investment as well as a great location to build. Don't miss out on this prime opportunity to invest in a high quality piece of Gentry County farmland! Located in section 3 of Howard Township in Gentry County, Missouri, just southeast of Denver and only 12 miles north of Albany.

For More Information: PeoplesCompany.com, Listing #14359




Details:

Listing #: 14359
Acres: 32.50 M/L
Price: \$124,500
Price/Acre: \$3,831
Taxes: \$110.43
NCCPI: 59.9
County: Gentry
Schools: Albany

Improvements: Half-acre pond built in 2002

Directions: From Denver, Missouri, head east on Missouri Highway M for 1.5 miles. Turn right onto Highway C and head south for 2.08 miles. Turn right onto Missouri Highway DD and head east for 1.44 miles. Turn left on 237th Street and head north for .25 miles. The property will sit at the corner of 237th Street on the west side of the road.

Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	NCCPI Overall	NCCPI Soybeans
30133	Lamoni clay loam	21.55	74.4%		57	50
30085	Grundy silt loam	7.09	24.5%		69	64
30054	Gara clay loam	0.32	1.1%		55	52
		28.96	Weighted Avg		59.9	53.4

Licensed to sell real estate in Iowa and Missouri, Kenny Herring is a versatile member of the Peoples Company team who strives to provide an unparalleled level of customer service to his clients. As an Accredited Land Consultant, Kenny is driven by a persistent work ethic and positive attitude with the motivation to satisfy all parties of a real estate transaction.



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