

Atchison County, Missouri Row Crop

828 +/- ac : 723 +/- ac tillable

Tarkio & Westboro Missouri



Tract 1: 155.7 ac +/- 148.25 ac +/- Tillable (EZ156)
 2 Windmills (Ameren): Exp 2036
 \$23,368 / est. annual income
 Est. price \$12,000 per acre
 Est. taxes : \$4.27 per acre

DIRECTIONS: US59 1m N. of Tarkio, West 3m on St Hwy AA. North on M Ave 1m, left onto 170thSt. 1st right back onto M Ave. 1m north, windmill rd cuts back East. Follow windmill rd 1 m. You will be looking East on Tract 1.
 S34-T66N-R40W



Tract 2: 157 ac +/- 138 ac +/- Tillable (EZ156)
 Includes machine shed Est. 100'x40'
 2 Grain bins est. 8,000 bushel ea.
 Est. price : \$11,000 per acre
 Est. taxes : \$4.99 per acre
 Windmill transmission line (Ameren): Exp 2036
 \$3,927 / est. annual income

DIRECTIONS: 23901 160th Tarkio MO
 (N. side of the Rd.)
 S27-T66N-R40W



Tract 3: 197 ac +/- 185 ac +/- Tillable (EZ156)
 Est. price : \$12,000 per acre
 Est. taxes : \$4.89 per acre
 1 Windmill (Enel): Exp. 2045
 \$6,944 / est. annual income

DIRECTIONS: 14347 State Highway M Westboro, MO
 S19-T66N-R38W

Tract 4: 319 ac +/- 252 ac +/- Tillable (EZ156)
 Est. price : \$5,500 per acre
 Est. taxes : \$4.29 per acre
 Windmill transmission line (Enel): Exp. 2045
 \$6,944 / est. annual income

DIRECTIONS: S. of Blanchard, IA on Rte. M, 3 mi to Intersection Hwys. M & C, go S on gravel Y Ave., 1 mi to 140th St. Farm located west side of Y Ave
 S20-T66N-R38W

Good upland and bottom land farms. Tracts can be purchased separately or all tracts as a whole.

Negotiable possession subject to tenant farm cash rent lease expiring Dec. 2025



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