

T R O P H Y
 PROPERTIES AND AUCTION
 LAND | RECREATIONAL | RESIDENTIAL

226± Acre Farm & Recreational Property For Sale - Crawford County

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NEW PRICE!



PROPERTY ADDRESS:
 1894-B Davis Valley Rd.
 Leasburg, MO 65535

PRICE: \$1,322,100
ACRES: 226±
COUNTY: Crawford

PROPERTY HIGHLIGHTS:

- Expansive pastureland
- High yield hay crop
- Row crop potential
- Livestock friendly
- Multiple homesites
- Two county road access points
- Great hunting
- Multiple ponds
- Woodland thickets/draws
- Multiple creeks
- Mature Timber
- Wildlife Abundant
- Cattle available for purchase if desired
- Equipment available for purchase if desired

PROPERTY DESCRIPTION:

Incredibly unique, highly versatile and well equipped farm just waiting for you! You have a chance to own a rare, yet proven and efficient farm in an ideal area that's not far from anywhere. Leasburg is a primarily heavily wooded, however this gem is an exception to the rule. With vast open grasslands combined with superior fertile bottoms, you have the perfect balance of productivity and versatility. Whether you intend to continue using this farm as a successful cattle operation or further enhance it into a premium hunting tract, you have the necessary tools and resources to get it done! Row crop potential is obvious with it's nearly 40 acres of flat bottom fields. There are also a dozen or more ideal food



PRESENTED BY:

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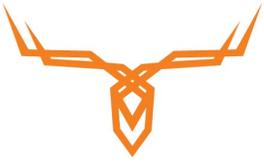
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plot locations as well to pull that trophy buck into. Turkeys can be spotted almost daily making it a slam dunk turkey hunting destination. Deer are drawn to the dense wooded draws and thickets which make for ideal bedding areas. Rocky outcroppings line the winding creeks with pools of water scattered about. Mature timber lines many of the fields and you will find countless Walnut trees throughout. You've also got ideal access points with 2 gates on the North side and 2 gates on the South side of the property, both of which join county roads. Both cattle & equipment are available for purchase if desired. I'm telling you this is a dandy place with more unique characteristics than I can mention here.



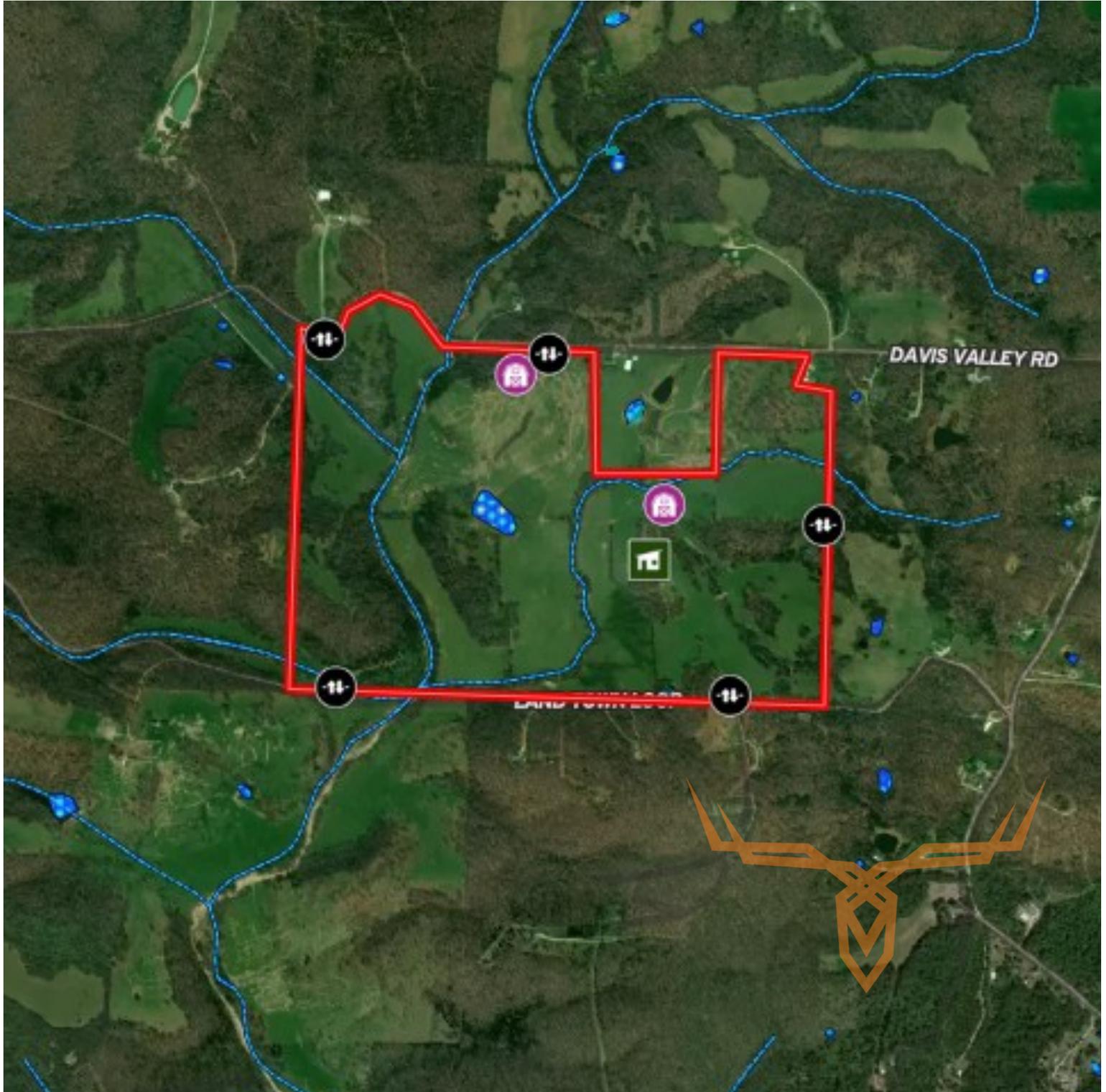
Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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