



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

80.8 Surveyed Acres Income Producing Recreational & Tillable Tract for Sale

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 County Rd 8
Kahoka, MO 63445

PRICE: \$533,000

ACRES: 80.8

COUNTY: Clark

PROPERTY HIGHLIGHTS:

- 80.8 surveyed acres
- FSA Soil Map shows 58.9 tillable acres - farmer pays for 60 acres
- Farmer has been farming property for over 3 years
- Cash rented \$200/tillable acre
- Farming contract ends after 2024 crops are harvested
- Harvest history - 2022 beans - 55 bushels/acre & 2023 corn - 199 bushels/acre
- Private levee around tillable acreage
- Located at the end of a dead end road
- 20± acres of timber on the Fox River on the South end of farm
- \$2,250 income from annual hunting lease
- Combined annual income is \$14,250
- Strong income for a recreational tract, 2.67% ROI
- Deer, turkey, small game & fishing
- Good entry & exit access along the levee for hunting
- Neighboring farms to the southeast & southwest have good timber bordering the property
- Possible build site at the north end of the farm
- Less than 3 miles from Iowa border
- Excavation work completed 2 yrs ago to improve drainage



PRESENTED BY:

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PROPERTY DESCRIPTION:

This 80.8 surveyed acre income-producing recreational and tillable tract for sale is located about 15 miles NW of Kahoka at the end of a dead-end road, featuring high-quality tillable. The farm consists of 58.9 FSA tillable acres with the balance in timber along the Fox River. The current farming agreement is based on 60 acres cash rented for \$200/acre per tillable acre. The farmer has been farming this property for over 3 years and would be glad to continue to rent the farm. The cash rent farming agreement expires after the 2024 crops are harvested. 2022 beans yielded 55 bushels/acre; 2023 corn yielded 199 bushels/acre. A private levee runs along the tillable acreage, ensuring an annual crop. The property also offers deer, turkey, small game & fishing, boasting year-round use. The property currently has a \$2,250 annual hunting lease. The neighboring farms to the south-east & southwest have good timber bordering the property, offering a great setup to leave crops and pull in deer all season. There is a potential build site at the north end of the property. Total annual income is \$14,250, 2.67% ROI at asking price. It is only 3 miles from the Iowa border. Call today if you are looking for an excellent investment in North Missouri.



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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