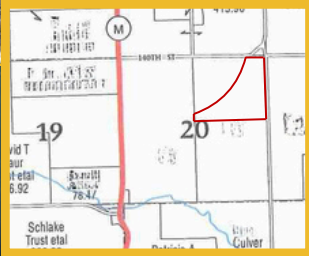




# NORTHWEST MISSOURI ROW CROP & RECREATION!

## IDEAL FOR FARMING, HUNTING & LEISURE!

SELLER'S NOTES: Don't miss this excellent opportunity to own a versatile piece of income-producing farmland just outside of Elmo, MO.



## **PRIME FARMLAND READY TO WORK, PRICED TO MOVE!**

This farm offers both strong agricultural value and recreational appeal, making it a well-rounded investment for farmers, outdoorsmen, or those looking for a rural escape with income potential.

### **71+ Tillable acres -**

Terraced & tiled for efficient row crop production

### **1.25-acre Pond -**

Ideal for fishing or a peaceful retreat spot.

### **Timber Areas -**

Great for hunting and recreation

### **Windmill Option Income -**

Estimated \$682/qtr | \$2,700/yr

Total Acres: **92+**

Est. Price: **\$7,500/acre**

Est. Annual Taxes: **\$4.27/acre**

ALL BOUNDARIES ARE APPROXIMATE

**CALL TODAY : (660) 582-7160**

PROPERTY@ENTREALTY.COM

121 E. 4TH ST. MARYVILLE, MO 64468