



HOLT COUNTY, MISSOURI

TILLABLE & HUNTING OPPORTUNITY!

Ideal for producers expanding acres or investors seeking income with hunting potential—this tract offers value and versatility.



Total Acres:

37.5₊

Listed Price:

\$7,333 /AC



Accessible yet private! Only 3 miles from I-29 Exit 79, this tract on blacktop Highway BB offers a top-notch hunting habitat and solid income potential.

AFFORDABLE OPPORTUNITIES COMBINING LOCATION, QUALITY, AND SIZE DON'T COME OFTEN!

- *Less than 30 minutes from St. Joseph, MO*
- *26± tillable acres, well-managed and currently in soybeans*
- *Estimated cash rent **\$250–\$300** per tillable acre*
- *Timbered draws and edges create ideal habitat in **prime big buck country***
- *Easy access with Blacktop BB frontage off I-29*
- *Seclusion meets big buck opportunity on a quiet road*



ALL BOUNDARIES ARE APPROXIMATE

CALL TODAY : (660) 582-7160

PROPERTY@ENTREALTY.COM

121 E. 4TH ST. MARYVILLE, MO 64468