

**FOR SALE**

**120-ACRE IRRIGATED TILLABLE TRACT**



**11426 Lawrence 2220**

Verona, MO 65769

**\$1,250,000**

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## Property Details

Now available, is this high quality 120 acre tillable tract with improvements and black top access. This site has a long history of income generation and the integrity of the soil has been well maintained for decades.

The 115+/- acres of production are nearly exclusively (87%) class 2 soils, with strong yield history. The property is serviced by center pivot irrigation (660) with two hookup points. The tract lays long and flat for easy running. Currently, the back 20+/- acres are in bermuda. The remainder of the farm has a long history of corn/soybean/wheat crop rotation - with wheat in the ground currently and double crop soybeans to follow.

Improvements: 90x90 red-iron hay barn, 40x80 machine barn, newer 40x50 spray barn, 3 grain bins with a total capacity of 30,000 bushel, center pivot, 2 wells, approximately 9,000 square feet of concrete surfacing, amongst others. Investors in the agricultural sector can take advantage of the tax benefits from depreciation with this farm's many improvements.



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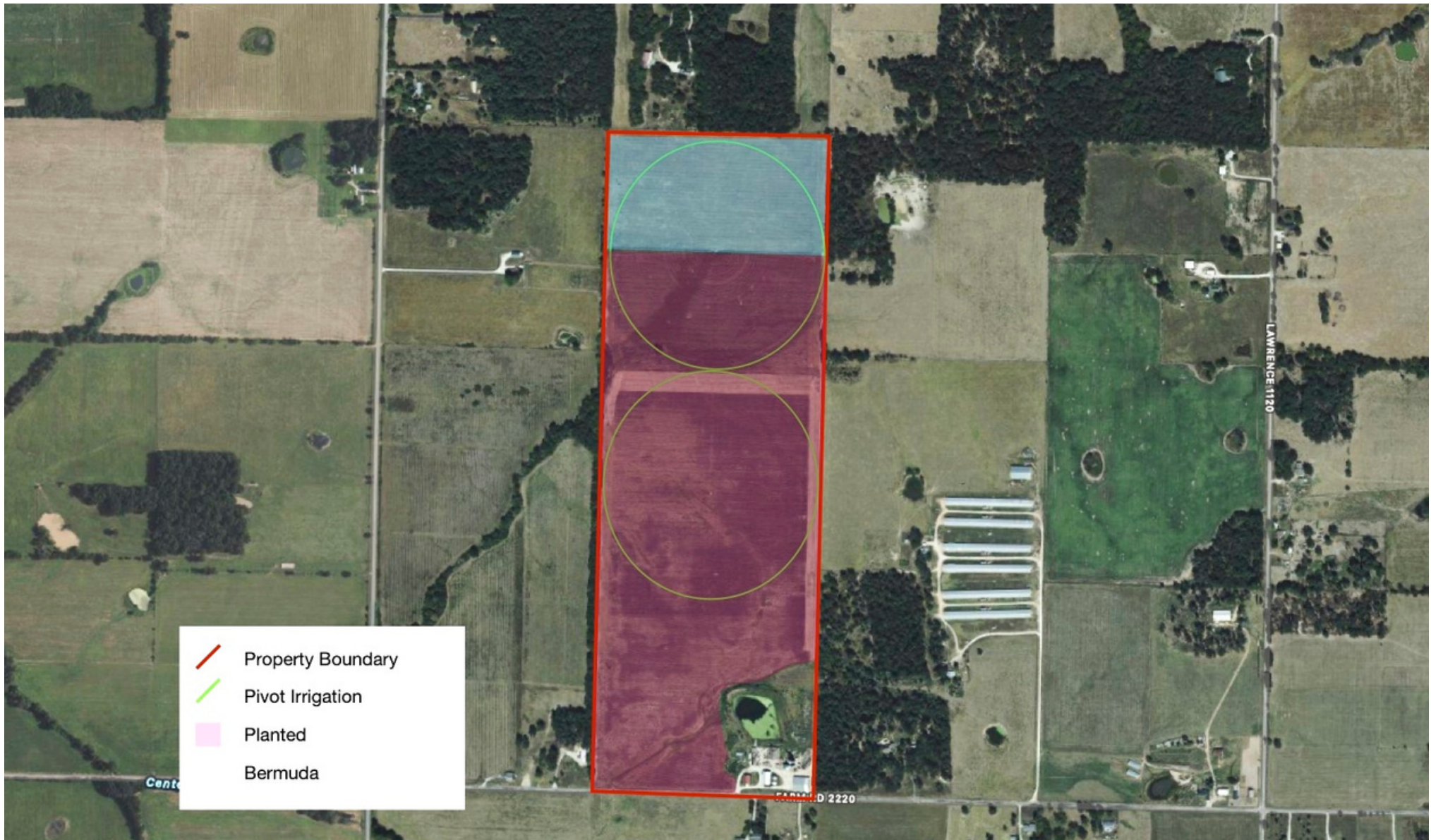
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