MISSOURI Land & Farm

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174 Acres – Sullivan County – Bottom Farm w/ 3.38% ROI

00 Owen Road, Milan, MO, 63556

Sullivan County

$1,167,140



CONTACT:



TROY TOEDEBUSCH

Sales

660-973-3958

troy@missourilandandfarm.com







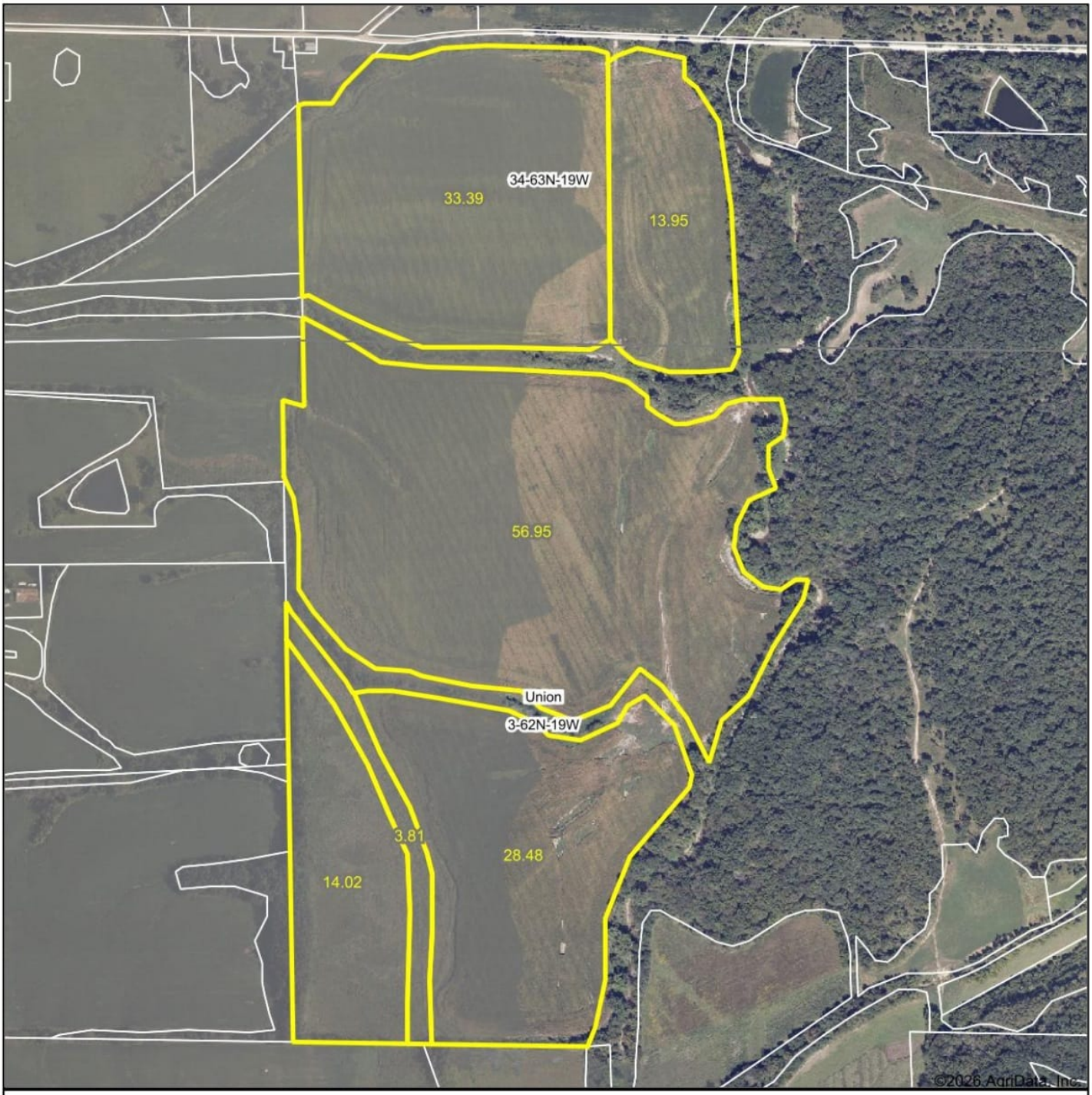
This highly productive 174.2± acre farm in Sullivan County offers a strong investment opportunity with consistent income and quality soils. Located in the desirable Yellow Creek bottoms just 6 miles east of Milan, this property features excellent access only 1/2 mile off Highway P, making it easy to operate year-round. The farm includes 147.78 FSA tillable acres, with 131.83 acres currently in row crop production under a solid 3-year cash rent contract paying $250 per acre annually, providing dependable annual income. Additionally, 15.95 acres are enrolled in CRP, generating $1,510 per year and adding diversity to the income stream. The combination of reliable farm income and conservation payments provides steady and predictable returns for investors.

Recreational value is another key highlight, with a hunting lease in place producing $5,000 annually. The area is well known for a high population density of whitetail deer and turkey, making it a highly desirable hunting location. Yellow Creek serves as a natural travel corridor for mature whitetail, offering excellent opportunities for consistent deer movement. The mix of cropland and CRP further enhances habitat for both deer and turkey alike.

At the asking price, this farm delivers an approximate 3.38% ROI, making it an attractive addition to any investment portfolio. Whether you are looking to expand your farming operation, secure a stable income-producing asset, or own a versatile recreational property, this tract checks all the boxes. Don’t miss this opportunity to own premium bottom ground in a proven agricultural area with excellent access and income already in place.

Contact Troy Toedebusch at 660-973-3958 for more information or to schedule a tour of the property.

Aerial Map



Map Center: 40° 12' 32.55, -93° 1' 3.36

0ft 637ft 1274ft

3-62N-19W
Sullivan County
Missouri

N
W E
S

3/23/2026

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Field borders provided by Farm Service Agency as of 5/21/2008.

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Aerial Map



Map Center: 40° 12' 32.99, -93° 1' 2.8

0ft 640ft 1279ft

3-62N-19W
Sullivan County
Missouri

N
W E
S

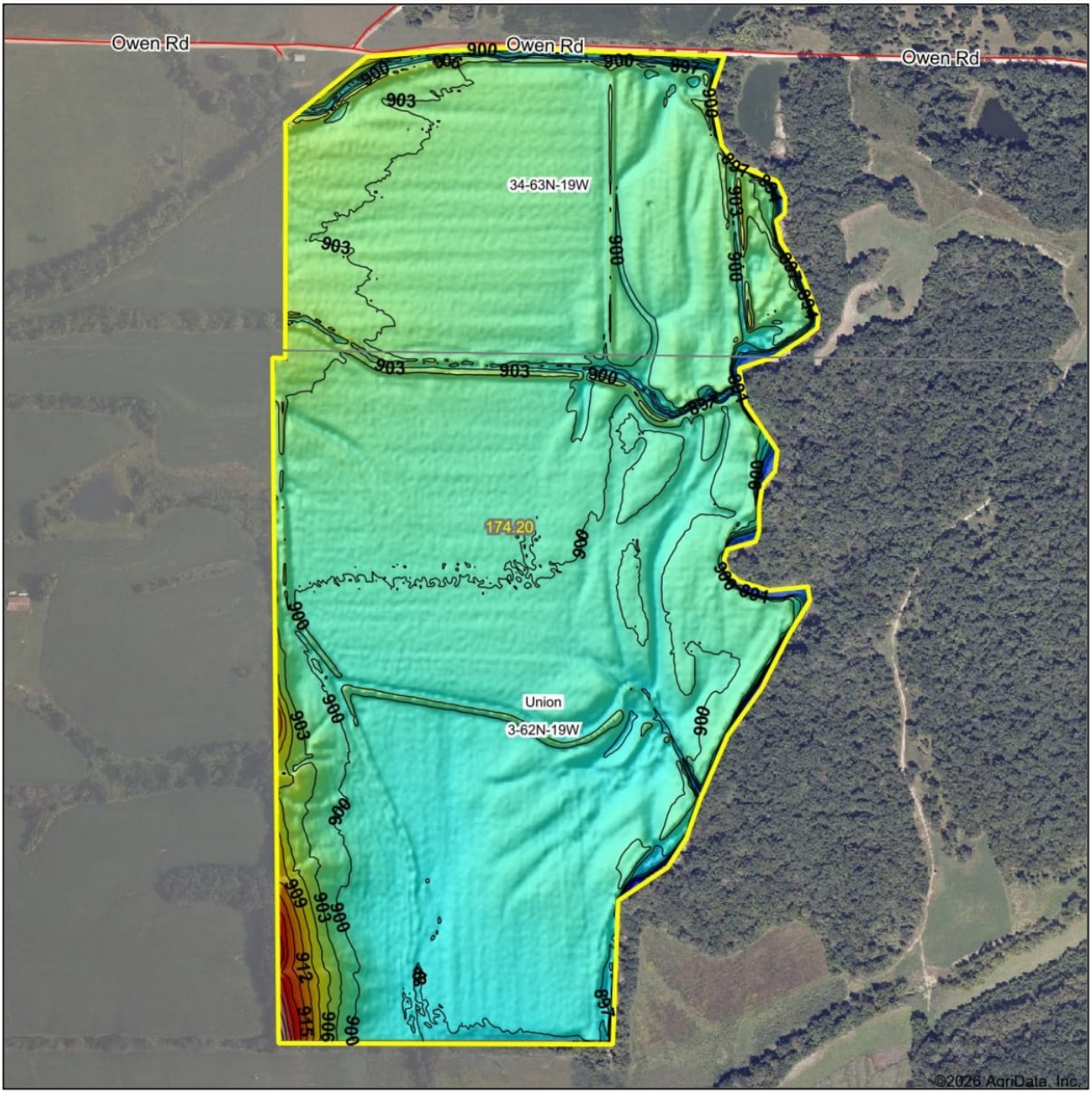
3/23/2026

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Topography Hillshade



Low Elevation High

Source:	USGS 3 meter dem
Interval(ft):	3
Min:	884.4
Max:	931.5
Range:	47.1
Average:	900.6
Standard Deviation:	2.99 ft

0ft 640ft 1280ft

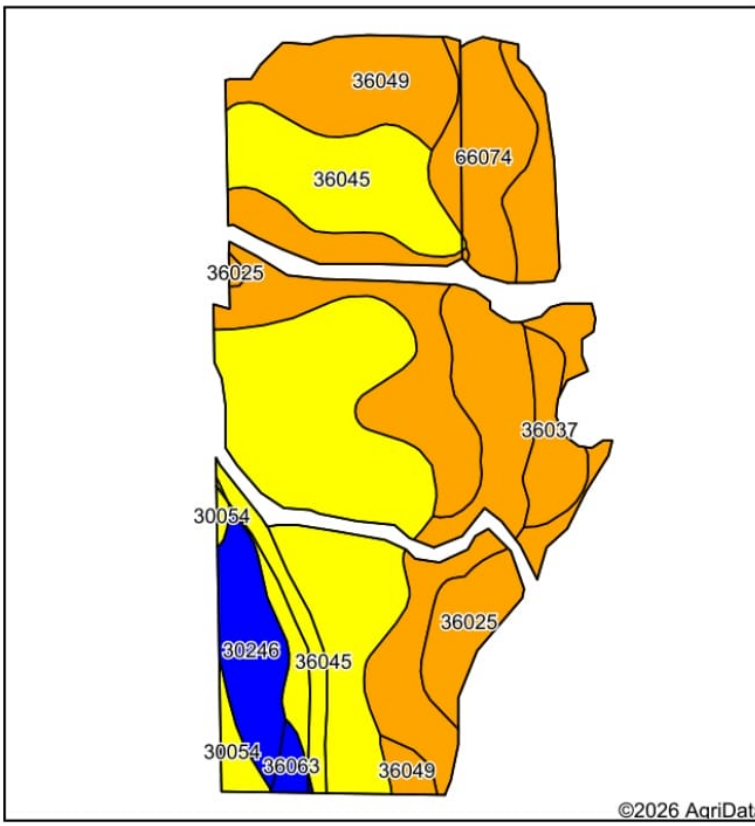
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3-62N-19W
Sullivan County
Missouri

Boundary Center: 40° 12' 32.9, -93° 1' 2.78

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Soils Ma

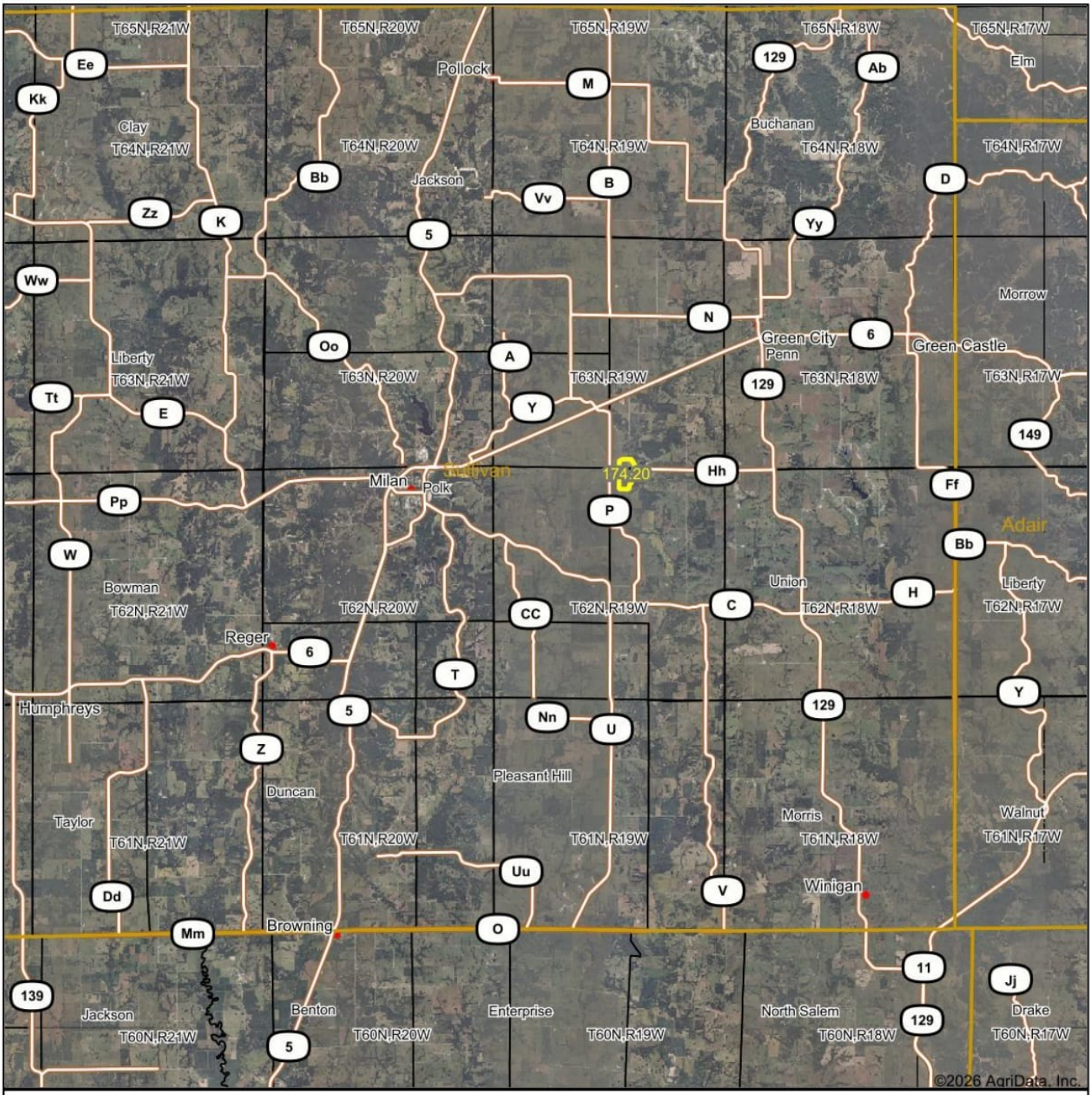


Soils data provided by USDA and NRCS.

Area Symbol: MO211, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Bromegrass alfalfa AUM	Brom alfalfa Tons
36045	Wabash silty clay, 0 to 2 percent slopes, frequently flooded	57.65	38.2%		IVw			
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	32.07	21.3%		IIIw			
66074	Chequest silty clay loam, 0 to 2 percent slopes, frequently flooded	29.65	19.7%		IIIw			
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	14.70	9.8%		IIIw	5		
30246	Olmitz loam, heavy till, 2 to 5 percent slopes	8.21	5.5%		IIe		9	
36037	Tice silt loam, 0 to 2 percent slopes, frequently flooded	4.97	3.3%		IIIw			
30054	Gara clay loam, 9 to 14 percent slopes, eroded	2.15	1.4%		IVe			
36063	Zook silty clay loam, 1 to 4 percent	1.20	0.8%		IIw			

Aerial Map



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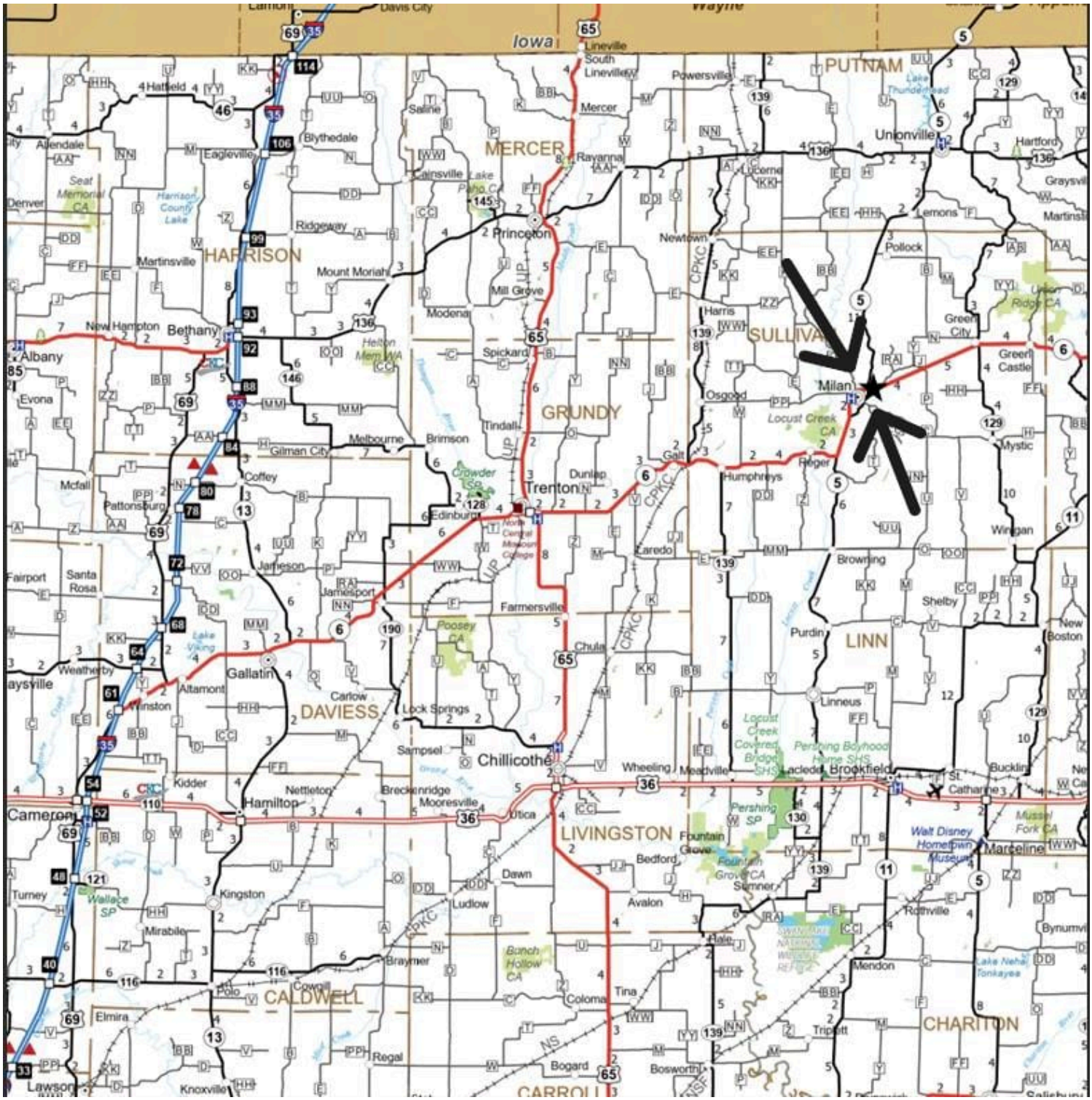
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Albany
Gallatin
Cameron
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Altamont
Winston
Weatherby
Fairport
Santa Rosa
Evona
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Martinsville
Ridgeway
Eagleville
Blythedale
Hatfield
Allendale
Denver
Seat Memorial CA
Harrison County Lake
Helton Memorial
Lake Viking
Poosey CA
Crowder SP
Locust Creek CA
Locust Creek Covered Bridge SHS
Pershing Boyhood Home SHS
Pershing SP
Fountain Grove CA
Walt Disney Hometown Museum
Mussel Fork CA
Wallace SP
Branch Hollow CA
Lake Nehai Tonkayea
Lake Thunderhead
Union Ridge CA
Green City
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