



# MISSOURI Land & Farm

[www.missourilandandfarm.com](http://www.missourilandandfarm.com) • Office: 660-258-3185 • Fax: 660-258-2082

## 243 Acre Amazing Hunting Tract w/Income!!

Lone Rock Trail, McFall, MO

Gentry County

**\$595,350**



### CONTACT:



**JEFFREY QUINN**

Broker

660-734-3925

[jquinn@missourilandandfarm.com](mailto:jquinn@missourilandandfarm.com)

This 243 acre farm located in Gentry County is full of potential. I started running into turkey's as soon as I entered the property. While touring turkeys and deer where everywhere.

This farm was previously used for cattle and hunting. I personally would convert any farm able area from pasture to crops. This will cut down on pressure and provide much needed food to make this place a top notch farm. There is good access to most of the farm with a little work it lays favorable to farming. The remaining hard to reach fields would become food plots. I think 74 acres could be farmed. With an avg rent of \$160 that would add \$11,840 in yearly income. That's not counting the wildlife benefits.

Great building sites for a cabin that will not pressure the hunting at all.

4 Ponds and a creek for ample water, and fishing.

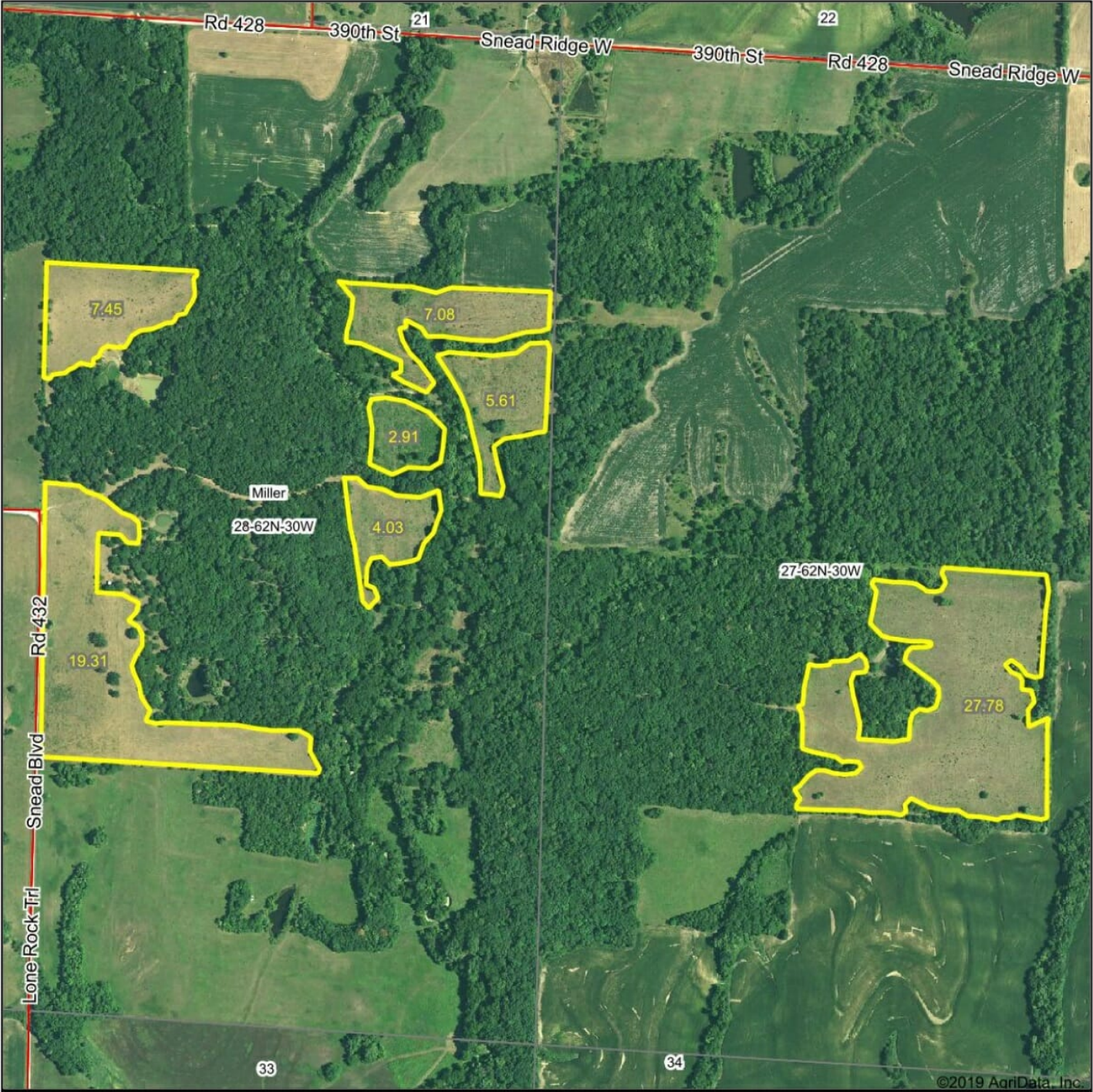
Timber will offer future dividends!!

In my opinion the hidden fields, trails and timber, and some food plots will make this place will be hard to beat.

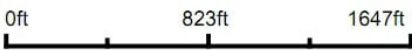
Call or text Jeff Quinn 1-660-734-3925 today for more information.



Aerial Map



Map Center: 40° 8' 45.94, -94° 16' 25.36



28-62N-30W  
Gentry County  
Missouri

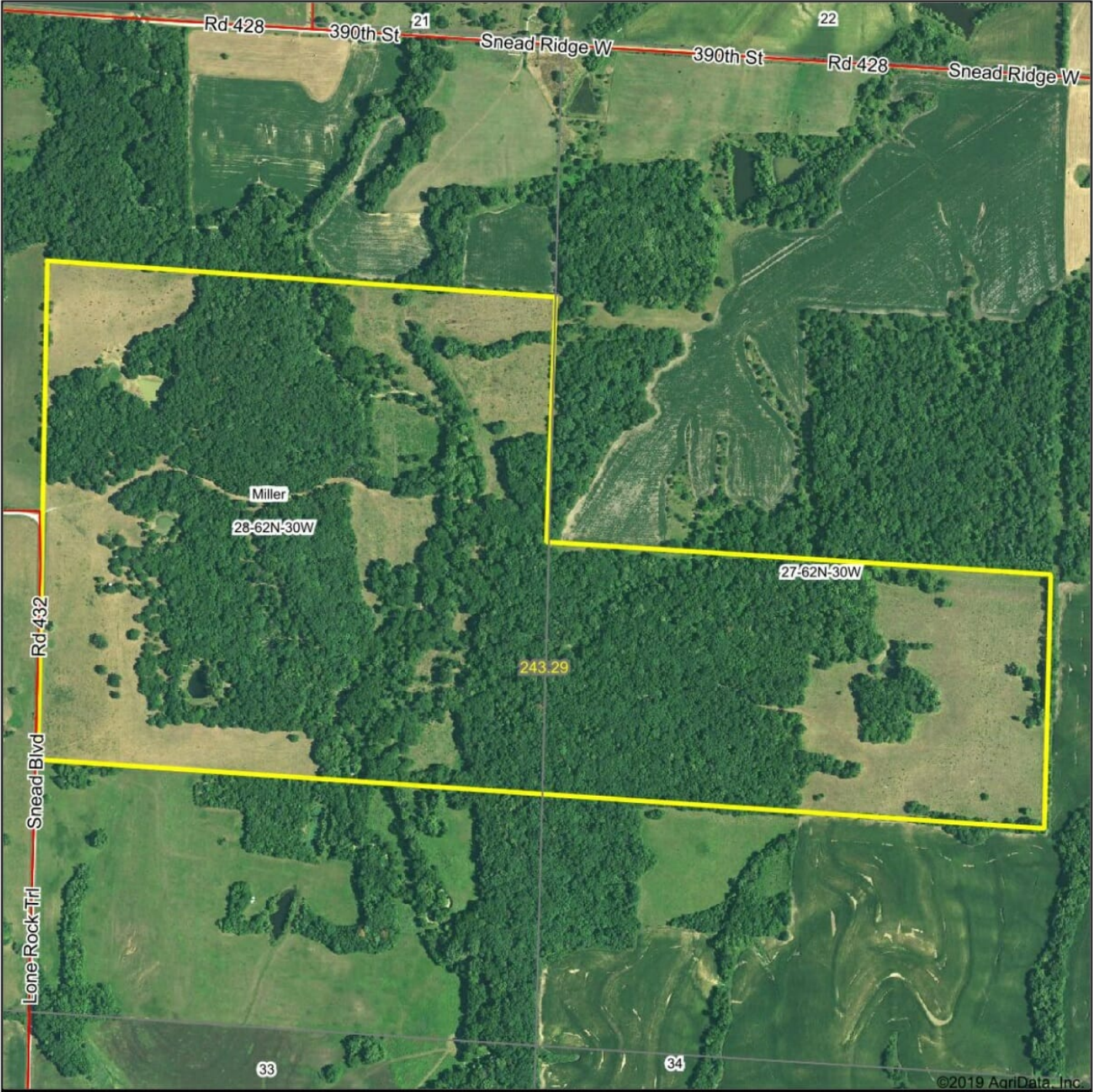


4/16/2020

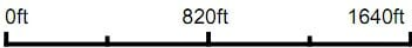
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Aerial Map



Map Center: 40° 8' 46, -94° 16' 25.39



28-62N-30W  
Gentry County  
Missouri



4/16/2020





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## Township 62N - Range 30W

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