



# MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

**145 of Sullivan County Hunting/Cattle  
Farm offered in 2 Tracts ( 145 Acres, 78  
Acres)!!**

**Ivory Road, Winnigan, MO 63566**

**Sullivan County**

**\$326,250**



## CONTACT:



**JEFFREY QUINN**

Broker

**660-734-3925**

jquinn@missourilandandfarm.com

This property was 225 acres but the North 80 has been sold off leaving 145 acres still available.

Perfectly situated with white oak timber and plenty of cover for some quality hunting. Great travel corridors to the neighboring crop fields. There are currently crops to the North and West. This farm could be set up for some great hunting.

The current owner is using it to run cattle and would be interested in leasing back. He currently plans to have the cattle off in November.

6 ponds provide plenty of water and the largest 1.5 Acre pond would set up for some good fishing.

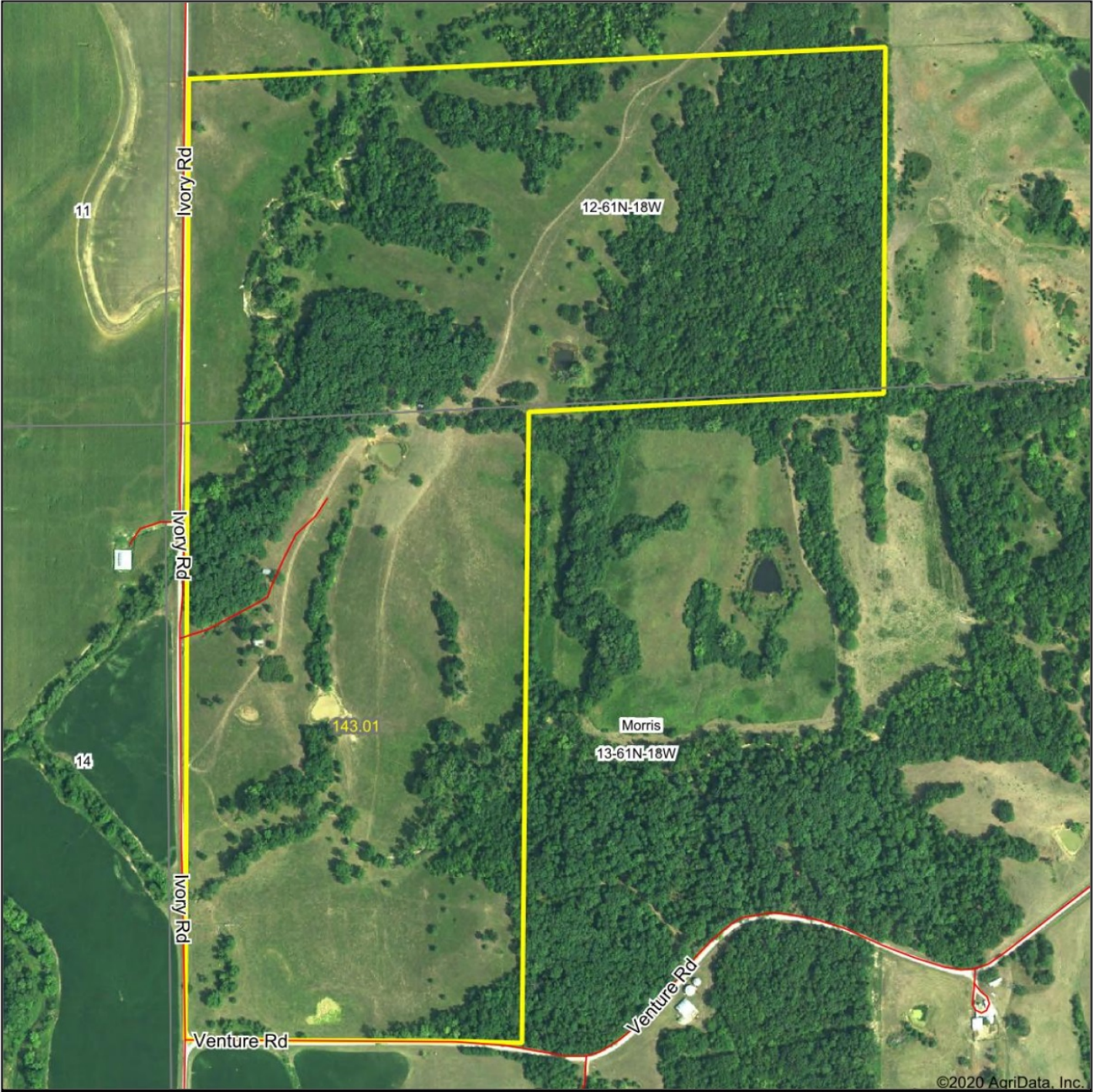
If Cattle were not desired one could farm what is farm able and plant native grasses on some of the slopes. There's a great place for a cabin or camp site. A few tower blinds and stands and this place would be an amazing property for hunting.

At \$2250/Acre this farm is definitely priced to sell. Call Jeff Quinn today 1-660-734-3925 and you can be hunting this farm this fall.

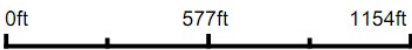
Owner is willing to split the property for 2350/Acre.



Aerial Map



Map Center: 40° 5' 37.71, -92° 52' 12.62



**13-61N-18W**  
**Sullivan County**  
**Missouri**



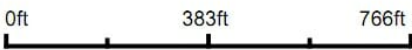
7/13/2020



Aerial Map



Map Center: 40° 5' 30.92, -92° 52' 21.34



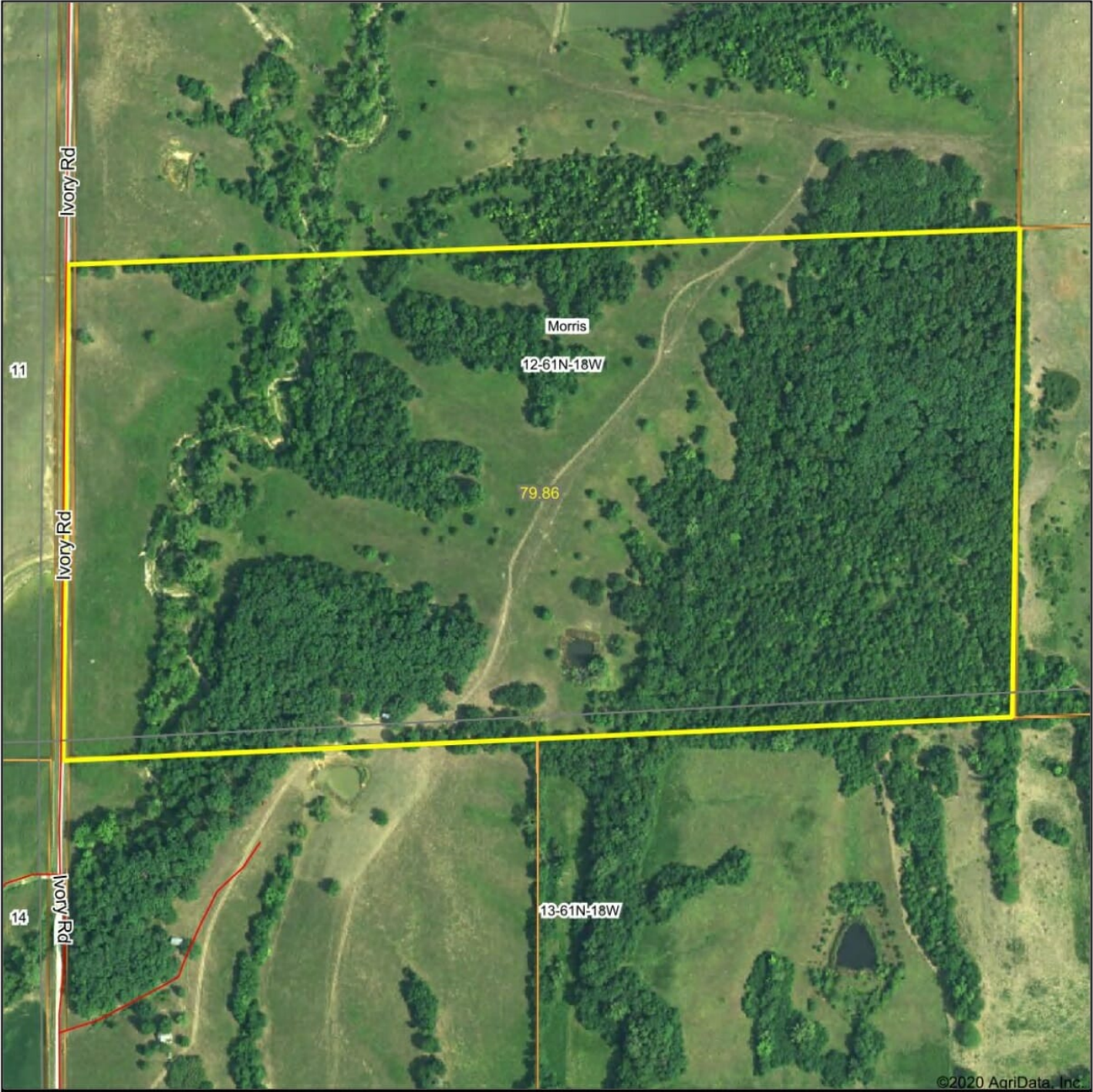
13-61N-18W  
Sullivan County  
Missouri



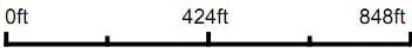
7/13/2020



Aerial Map



Map Center: 40° 5' 47.45, -92° 52' 13



Maps Provided By:  
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**12-61N-18W**  
**Sullivan County**  
**Missouri**











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SEE PAGE 37



LINN COUNTY



