



MISSOURI Land & Farm

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

756 Acres, Premium Hunting/Tillable (3.5% ROI!!) – Gentry/Worth County

22880 Plum Trl, Worth, MO 64499

Worth/Gentry Counties

\$4,762,800



CONTACT:



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Broker

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CONTACT:



CONNER QUINN

Sales

660-412-2626

Cquinn@missourilandandfarm.com



Premium Investment Opportunity | 756 Acres | Worth & Gentry Counties, MO

Located in the heart of Worth and Gentry Counties, this exceptional 756-acre farm presents a rare opportunity to acquire a highly productive and income-generating agricultural and recreational property. Of the total acreage, 568.43 acres are prime, tillable farmland currently under a 2025 cash rent agreement at \$260 per acre—yielding a strong annual income of \$147,791.80. Additionally, the hunting rights for the entire parcel offer further income potential, with previous leases generating \$23 per acre, totaling \$17,388 annually.

The property also features extensive timber draws, ideal for supporting abundant wildlife populations and providing outstanding hunting opportunities. Its diverse terrain and habitat are further enhanced by four ponds and direct frontage along the East Fork of the Little Chariton River, which offers natural water access and scenic beauty—making this farm as recreationally valuable as it is productive.

Agricultural Income Potential

The 568.43 tillable acres are under a 2025 cash rent lease at \$260/acre, resulting in \$147,791.80 in annual income. The agreement includes a two-year extension option, offering the potential for continued revenue and long-term tenant stability. This structured lease ensures a consistent income stream while preserving the farm's agricultural output and land integrity.

Recreational Income Opportunity

In addition to farming income, the property has historically generated recreational lease revenue. With hunting rights leased at \$23 per acre, the farm offers an additional \$17,388 annually. The combination of rich wildlife habitat, timber, water sources, and field edges creates an ideal environment for whitetail deer, turkey, and upland game hunting.

Return on Investment (ROI)

With combined annual income from agricultural rent and recreational leases totaling \$165,179.80, this property delivers a projected return of approximately 3.5% based on the asking price. It represents a strong land investment with both immediate cash flow and long-term appreciation potential.

Land Characteristics & Topography

The property's topography is highly functional and diverse, supporting a blend of agricultural and recreational uses. Key land features include:

- 75.68 acres of fertile bottom ground (0–2% slope)
- 146.32 acres with 2–5% slopes

- 208.96 acres with 5–9% slopes
- 75.51 acres with 9–14% slopes

Natural features such as significant timber draws and four ponds further enrich the property:

- 1.18-acre pond
- 1.04-acre pond
- 0.41-acre pond
- 0.34-acre pond

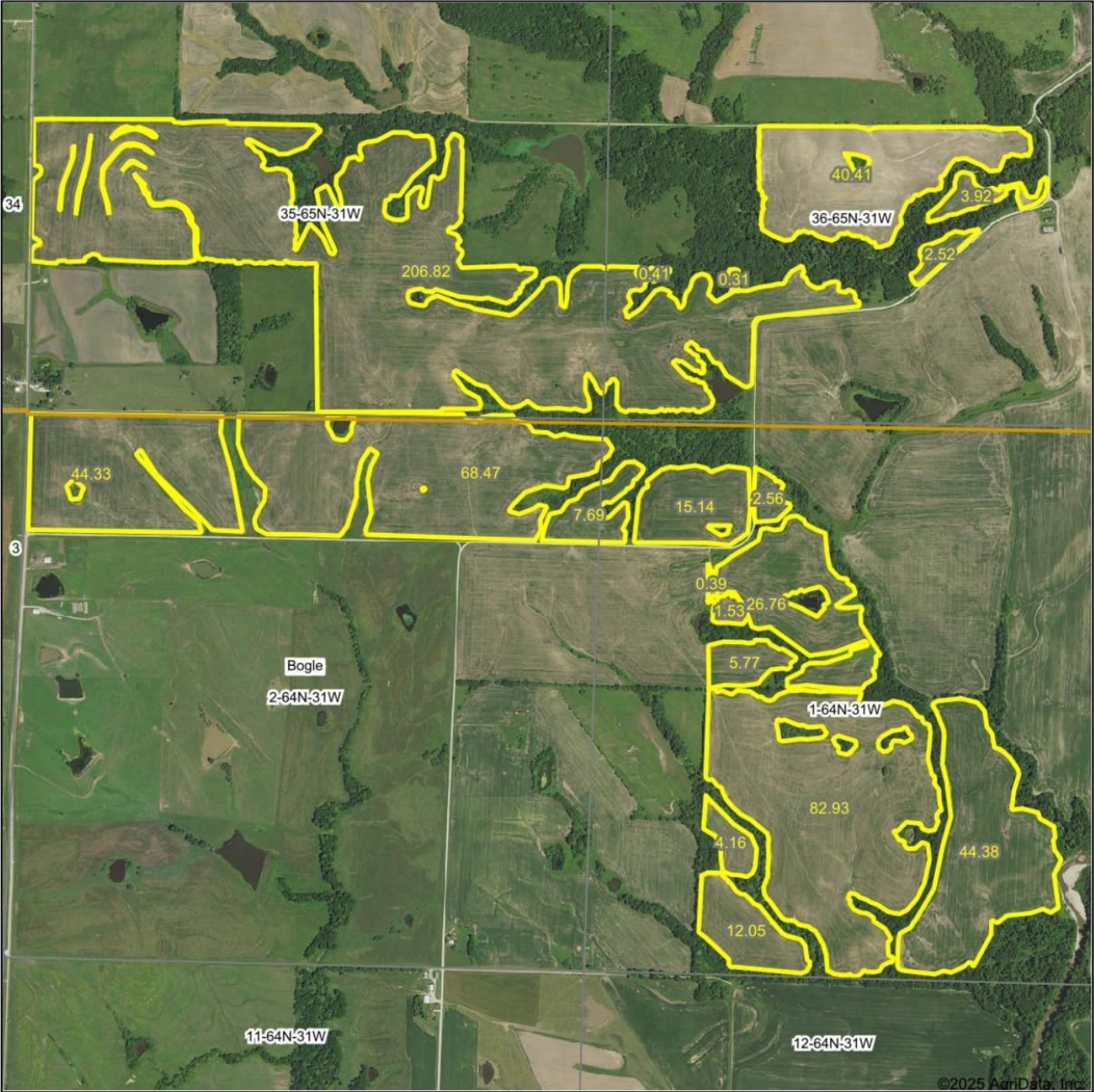
This mix of terrain and resources makes the farm ideal for row crop production, hunting, fishing, and wildlife conservation.

For more information or to schedule a private showing, please contact:

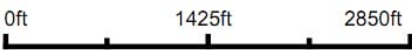
Jeff Quinn (Broker)
? 660-734-3925

Conner Quinn (Sales)
? 660-412-2626

Aerial Map



Map Center: 40° 23' 0.84, -94° 20' 57.92

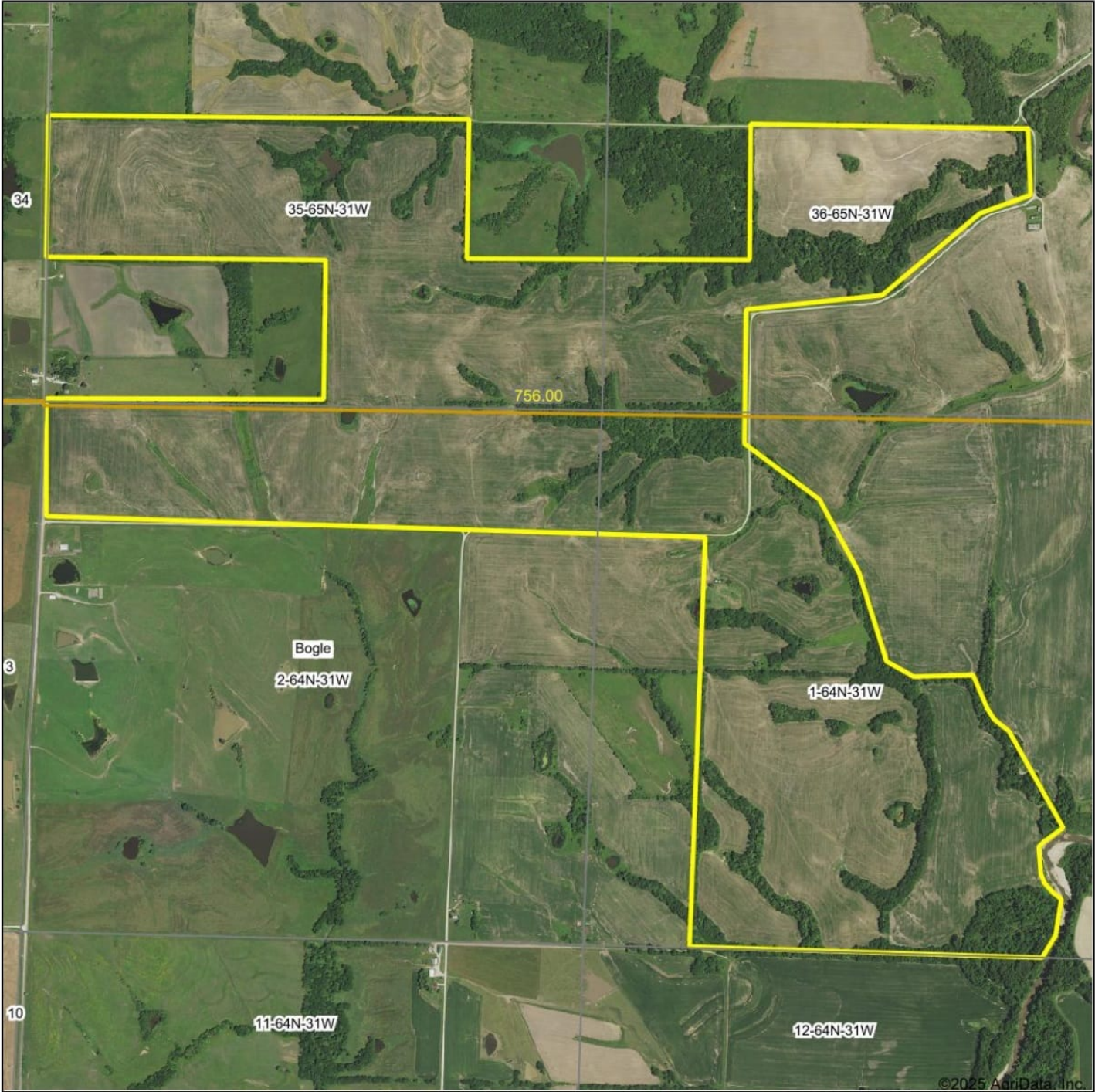


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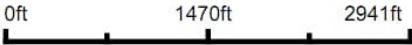
2-64N-31W
Gentry County
Missouri

5/27/2025

Aerial Map



Boundary Center: 40° 23' 0.65, -94° 20' 56.97

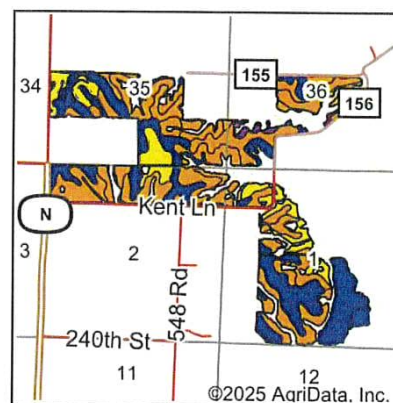
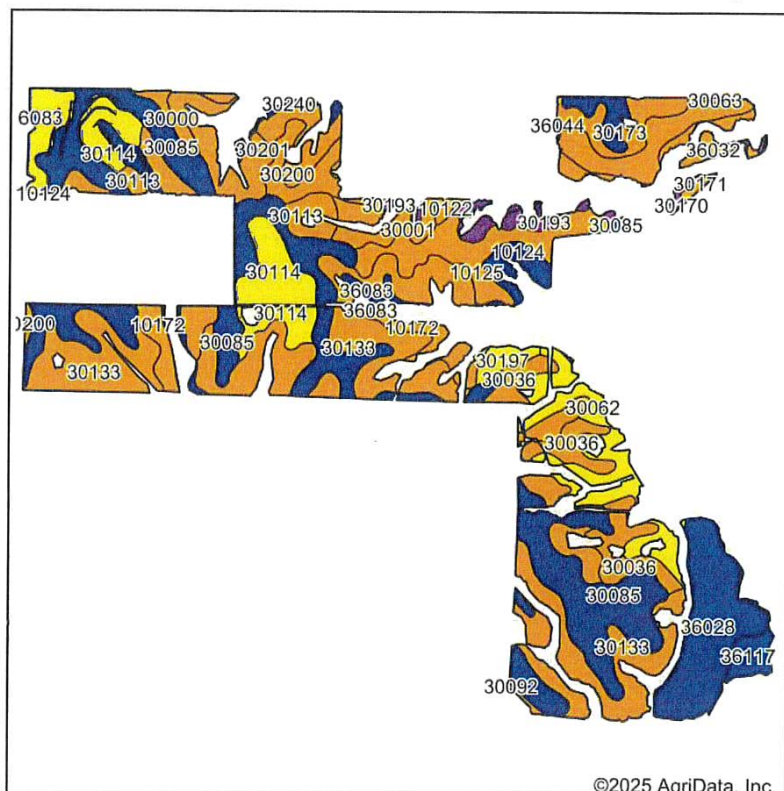


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2-64N-31W
Gentry County
Missouri

5/27/2025

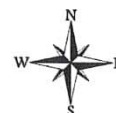
Soils Map



State: **Missouri**
 County: **Gentry**
 Location: **2-64N-31W**
 Township: **Bogle**
 Acres: **570.55**
 Date: **5/27/2025**

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MO075, Soil Area Version: 27
 Area Symbol: MO227, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Bromegrass alfalfa AUM	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Oats Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons
30133	Lami clay loam, 5 to 9 percent slopes, eroded	95.98	16.8%		Ille										
30085	Grundy silt loam, 2 to 5 percent slopes	68.92	12.1%		Ile										
30085	Grundy silt loam, 2 to 5 percent slopes	41.42	7.3%		Ile										
36028	Nevin silt loam, 0 to 2 percent slopes, rarely flooded	37.70	6.6%		Ilw				8				9		
10125	Sharpsburg silty clay loam, loess hill, 5 to 9 percent slopes	36.73	6.4%		Ille										

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Bromegrass alfalfa AUM	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Oats Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons
30114	Lagonda and Clarinda soils, 5 to 11 percent slopes, severely eroded	33.95	6.0%		IVe	3		5	7				8		
30036	Armstrong loam, 5 to 9 percent slopes	27.23	4.8%		IIIe	5		7	6				7		
30062	Gara loam, 9 to 14 percent slopes	25.99	4.6%		IVe										
36044	Wabash silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.68	3.1%		IIIw		1		7	14	14	6	6	4	
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	17.08	3.0%		IIIe										
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	15.41	2.7%		IIIe										
30113	Lagonda and Clarinda soils, 5 to 11 percent slopes, eroded	15.09	2.6%		IIIe										
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	14.90	2.6%		IIIe										
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	12.26	2.1%		Ile										
30173	Pershing silt loam, benches, 5 to 9 percent slopes, eroded	11.52	2.0%		IIIe			2	8				7		

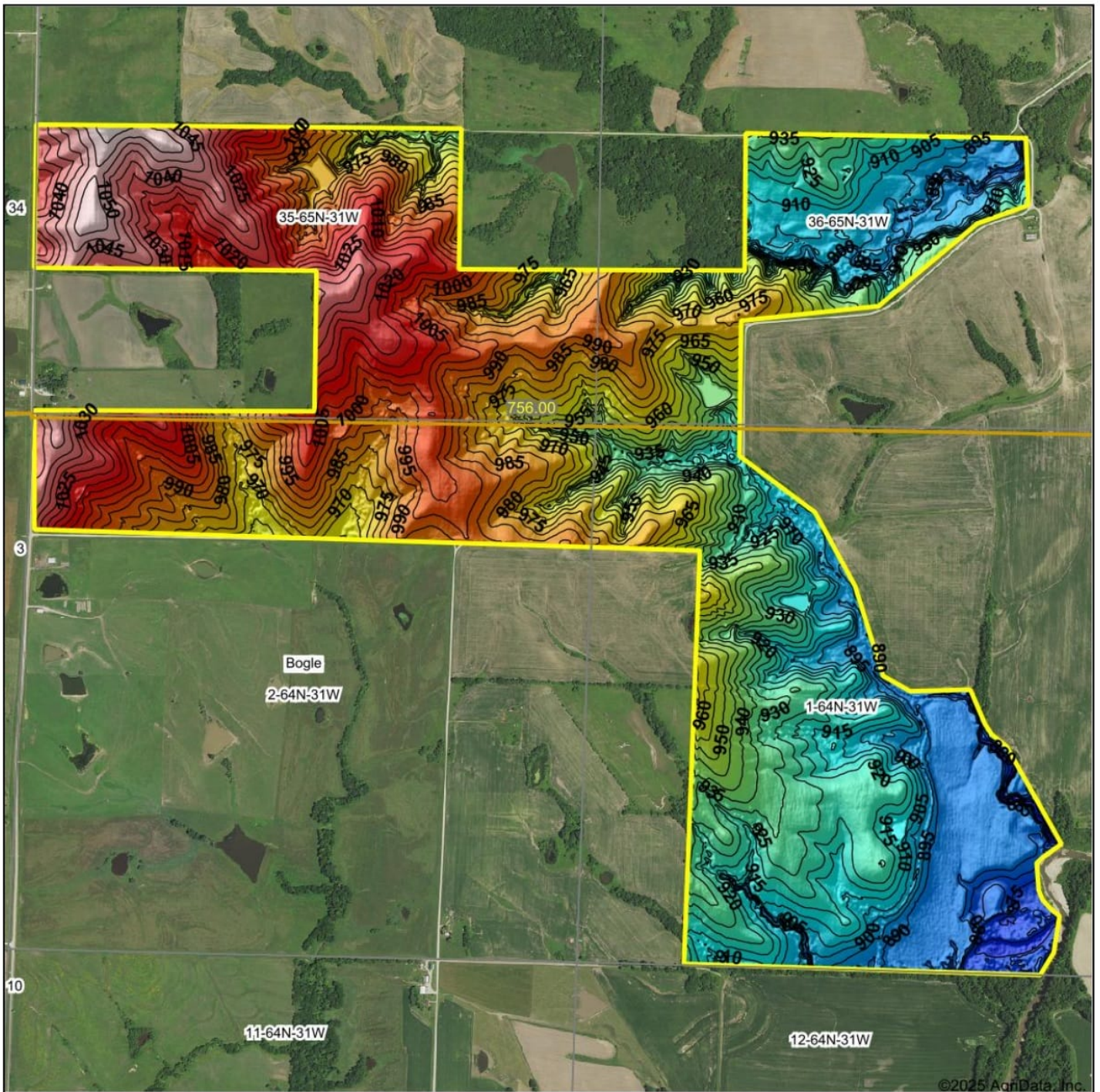
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Brome grass alfalfa AUM	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Oats Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons
30167	Pershing silt loam, 2 to 5 percent slopes	4.49	0.8%		IIIe										
30197	Shelby loam, 14 to 18 percent slopes	4.49	0.8%		IVe										
30000	Adair and Shelby loams, 5 to 9 percent slopes	4.42	0.8%		IIIe	5		7	6				6		
30060	Gara loam, 20 to 35 percent slopes	2.88	0.5%		VIIe	7		8	7				7		
30240	Olmitz-Kennebec complex, 2 to 5 percent slopes	2.23	0.4%		IIe				8				9		
36083	Kennebec silt loam, 1 to 4 percent slopes, occasionally flooded	1.75	0.3%		IIw	5		8	7				7		
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	1.57	0.3%		IIIe										
30171	Pershing silt loam, terrace, 2 to 5 percent slopes	1.52	0.3%		IIIe										
30200	Shelby loam, 9 to 14 percent slopes	0.80	0.1%		IIIe										
30063	Gara loam, 9 to 14 percent slopes, moderately eroded	0.46	0.1%		IVe										
30170	Pershing silt loam, 5 to 9 percent slopes, eroded	0.11	0.0%		IIIe			2	8				7		
Weighted Average					2.85	0.8	*~	1.2	2.3	0.4	0.4	0.2	2.4	0.1	

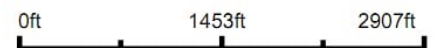
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 3 meter dem
Interval(ft): 5
Min: 857.2
Max: 1,064.9
Range: 207.7
Average: 957.2
Standard Deviation: 48.39 ft



2-64N-31W
Gentry County
Missouri

Boundary Center: 40° 23' 0.65, -94° 20' 56.97

Craven Colville
Co Inc 79

240 ST

245 ST

250 ST

255 ST

260 ST

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Donald & Cora Findley 349

David Kent 74

David Kent 60

Dolores Findley 226

David Kent 115

David Kent 198

Charles Colville Tr 200

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Bonnie Bros LLO 67

Jack & Patricia Spohnover 156

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Charles Colville Tr 200

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William Green Trust 38

Colville Brothers, LLO 153

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