



# MISSOURI Land & Farm

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**80 ACRES – RANDOLPH COUNTY,  
MISSOURI TILLABLE/HUNTING/BUILDING  
SITE!!**

**County Road 2480, Higbee, MO 65257**

**Randolph County**

**\$556,000**



**CONTACT:**



**DAVE ATKINSON**

Sales & Auctioneer

660-788-3333

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

**CONTACT:**



**JERRY CRUTCHFIELD**

Sales

660-670-1249

[jerrydc@cvalley.net](mailto:jerrydc@cvalley.net)



## **80 Acres of Productive Tillable Ground & Outstanding Hunting in Randolph County, Missouri**

Situated just northwest of Higbee, Missouri, this impressive 80-acre tract offers an excellent opportunity for farmers, investors, and outdoor enthusiasts alike. Combining productive cropland with quality wildlife habitat, this farm delivers the versatility and income potential that land buyers are searching for in today's market.

Approximately 65 acres are currently in tillable production, providing a strong agricultural foundation and dependable annual income potential. The farm features gently rolling terrain with highly farmable acreage that has been well maintained and efficiently utilized. Currently operated under a 1/3–2/3 crop share arrangement, the property presents an attractive opportunity for investors seeking passive agricultural income or operators looking to expand their farming footprint.

The high percentage of productive cropland makes this property a valuable addition to any farming operation or land investment portfolio. With strong local demand for quality tillable acreage, the farm offers both immediate income potential and long-term appreciation opportunities.

In addition to its agricultural strengths, the property boasts excellent recreational value. Timber located along the southern portion of the farm provides ideal cover, bedding areas, and travel corridors for wildlife. The combination of productive crop fields and wooded habitat creates an ideal environment for whitetail deer and wild turkey, making this a property that can be enjoyed throughout the year.

Whether your goal is generating income, expanding your agricultural operation, or owning a property with exceptional hunting opportunities, this Randolph County farm checks all the boxes. Properties offering this blend of productive farmland and recreational appeal are increasingly difficult to find, especially in such a desirable location near Higbee.

For additional information or to schedule a private showing, contact Dave Atkinson at 660-788-3333 or Jerry Crutchfield at 660-670-1249.

# Aerial Map



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Map Center: 39° 20' 28.41, -92° 32' 11.7



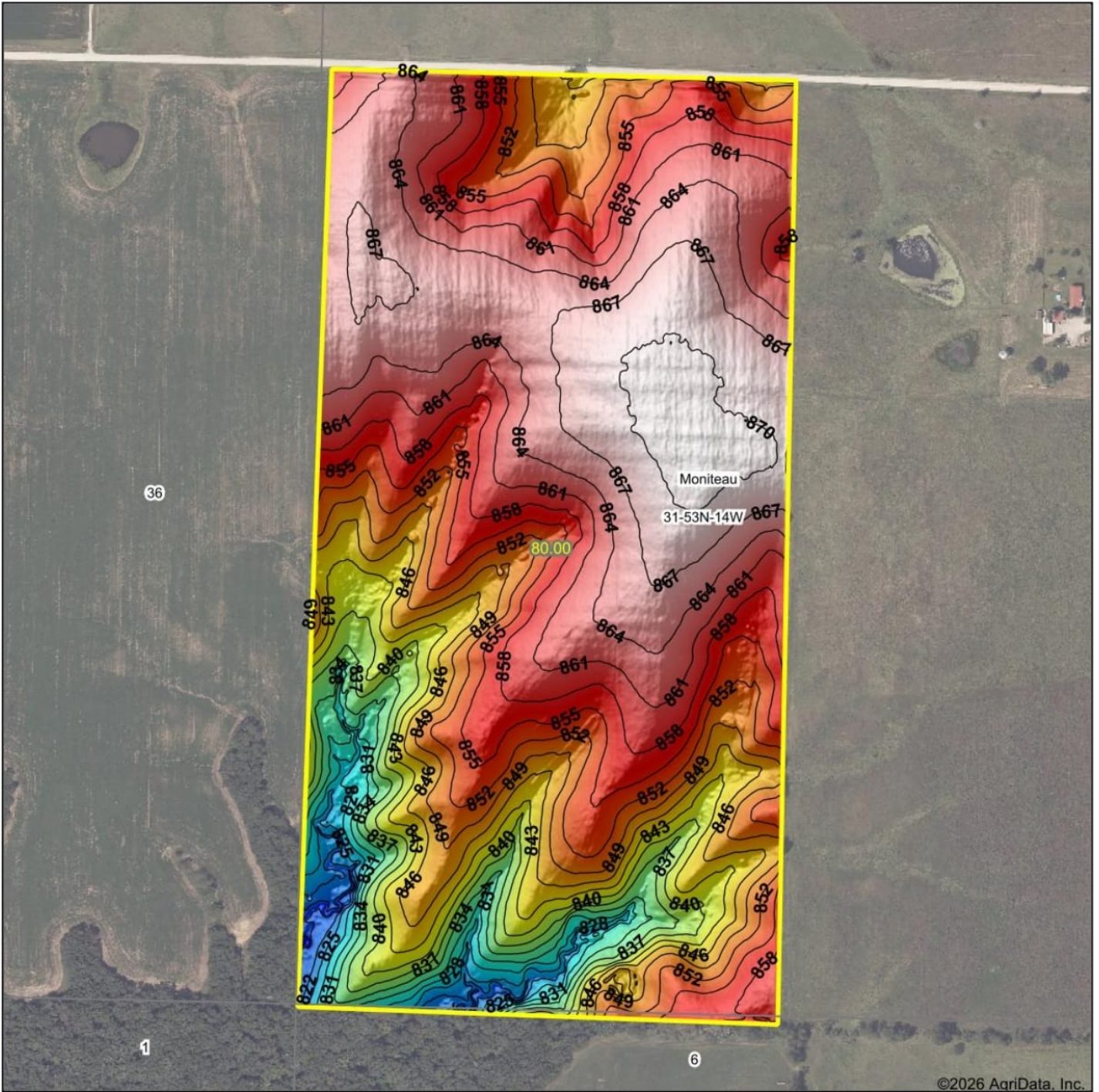
**31-53N-14W**  
**Randolph County**  
**Missouri**



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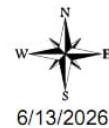
# Topography Hillshade



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Source: USGS 1 meter dem  
 Interval(ft): 3  
 Min: 814.5  
 Max: 870.8  
 Range: 56.3  
 Average: 854.4  
 Standard Deviation: 11.98 ft



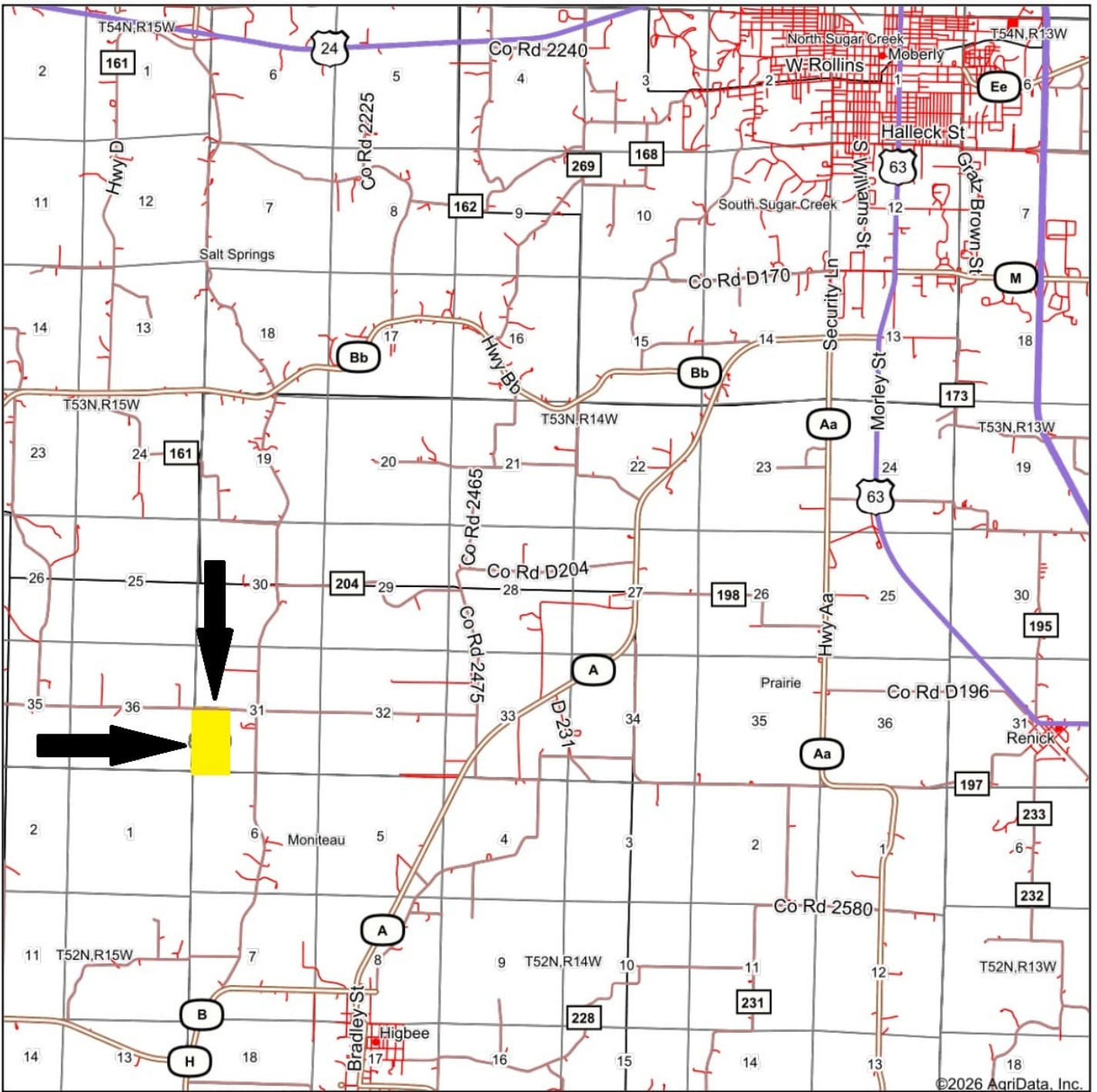
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**31-53N-14W**  
**Randolph County**  
**Missouri**

Boundary Center: 39° 20' 28.41, -92° 32' 11.7

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# Overview Map



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Map Center: 39° 21' 47.48, -92° 29' 11.37

0ft 6508ft 13016ft

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