



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.

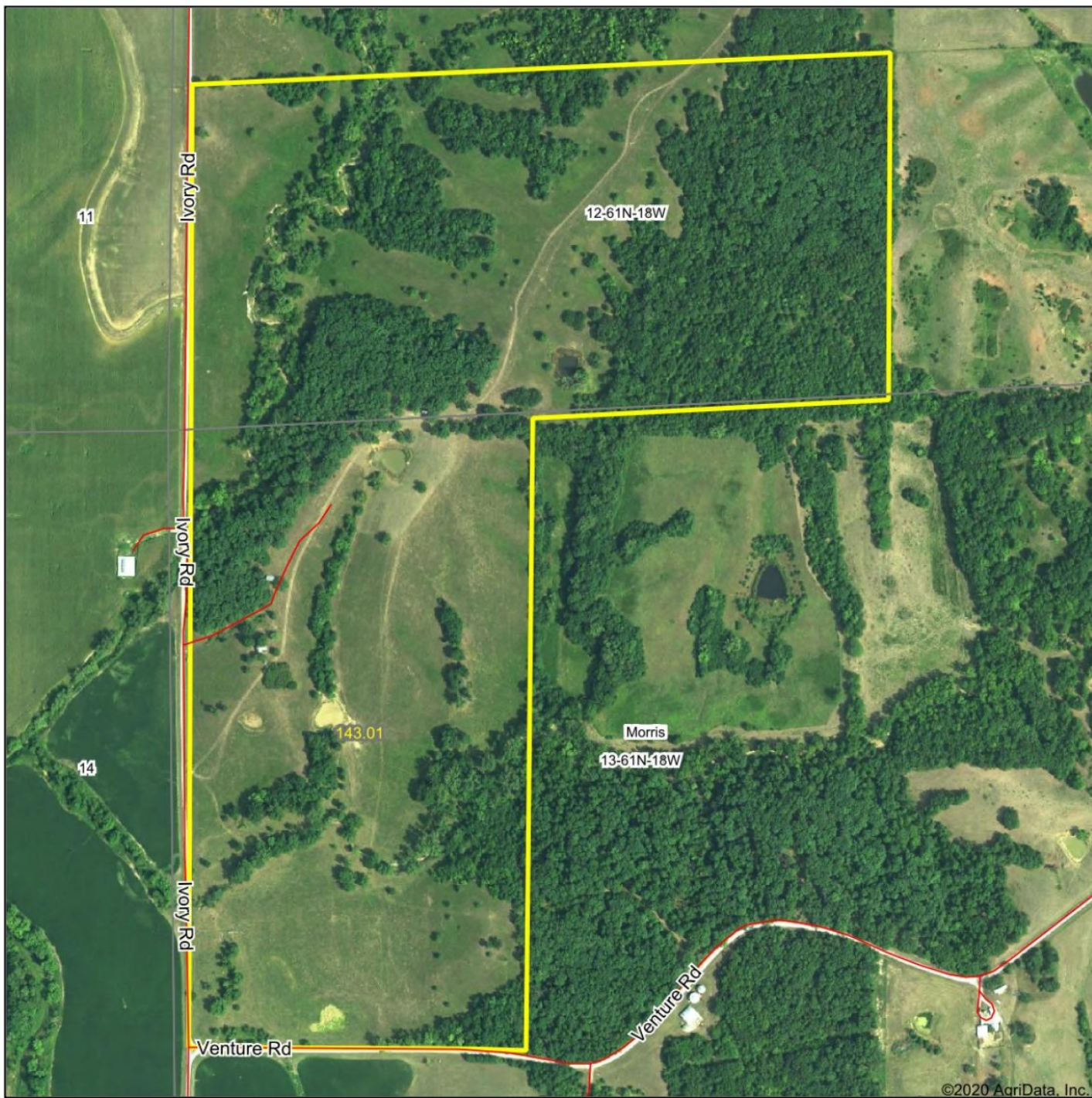
6 ponds provide plenty of water and the largest 1.5 Acre pond would set up for some good fishing.

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



©2020 AgriData, Inc.

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

A number line representing distance in feet. The line starts at 0ft, has a tick mark at 577ft, and another tick mark at 1154ft. The segments are labeled with their respective distances: 577ft for the first segment and 577ft for the second segment.

13-61N-18W
Sullivan County
Missouri

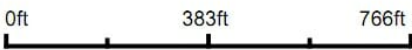


7/13/2020

Aerial Map



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

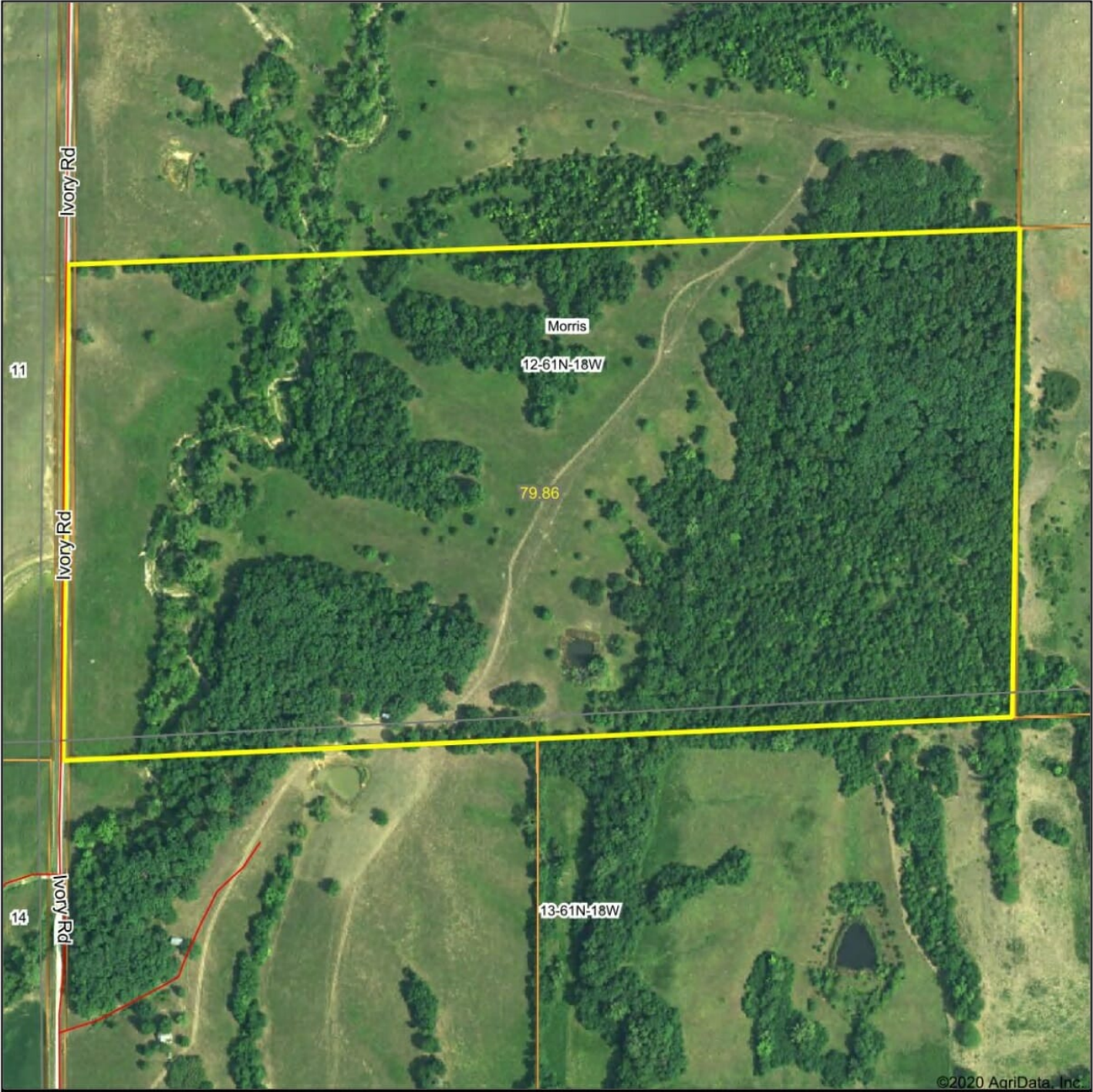


13-61N-18W
Sullivan County
Missouri

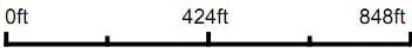


7/13/2020

Aerial Map



Map Center: 40° 5' 47.45, -92° 52' 13



12-61N-18W
Sullivan County
Missouri



8/26/2020





Marceline Mapping

Custom Mapping Solutions

We employ the latest GIS technology to build and produce the most accurate, user-friendly maps possible. We work from all types of digital files or any form of hard copy to publish specialty maps to fit any business, professional or personal needs. Available in hard copy or digitally.

Please contact us to learn more about how we can best serve you:

customerservice@marcelinemapping.com or call 816-528-4336.

TOWNSHIP 61N • RANGE 18W

SEE PAGE 37

