



MISSOURI Land & Farm

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

**636 acres of Prime Farmland. Mostly
Bottom 4.4% Return!!**

Vickers Road, North Salem 64630

Sullivan County

\$3,450,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

This 636 acre farm has been well cared for. Its located just 1/2 mile East of Hwy U or 3/4 mile West of Hwy V along Vickers Road offering great access. Farm sits just north of Linn Co. line.

It features 572 open acres of which 420 acres consist of well drained and tiled bottom ground. Soil types are primarily Arbela, Zook, Landes, and Chequest.

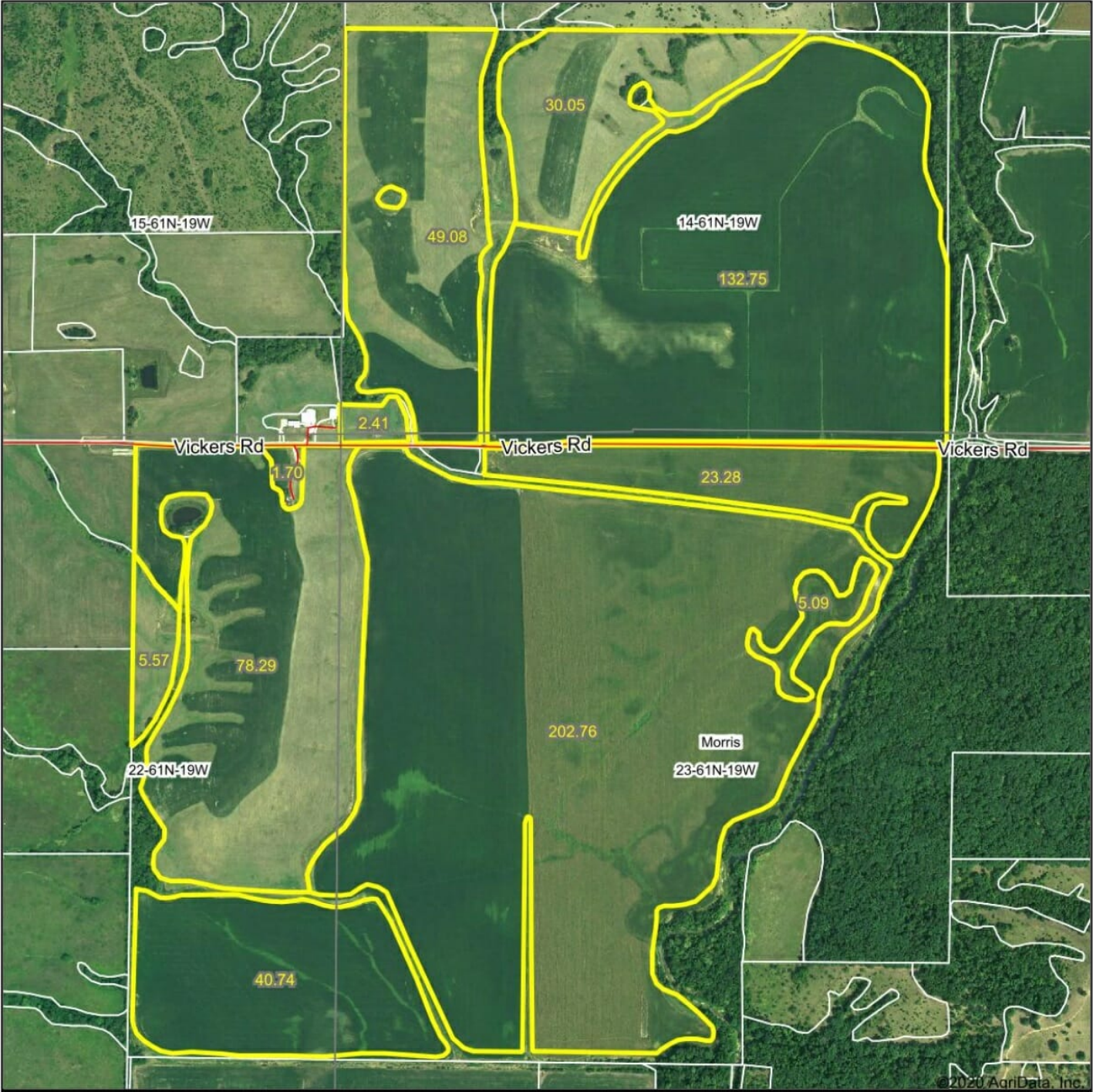
We have received offers to farm for \$250/acre on 565 acres or \$141,250 yearly on a 5 year contract.

The owner has also received an offer to lease the hunting rights for \$10,000 yearly. Neighboring properties have been know for producing some great Whitetails making this area highly sought after.

This would put the total annual income at \$151,250 and a 4.4% Return at the asking price.

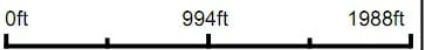
Call, Text or email Jeff Quin today for more information: 1-660-734-3925

Aerial Map



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Map Center: 40° 4' 42.01, -93° 0' 7.86



23-61N-19W
Sullivan County
Missouri

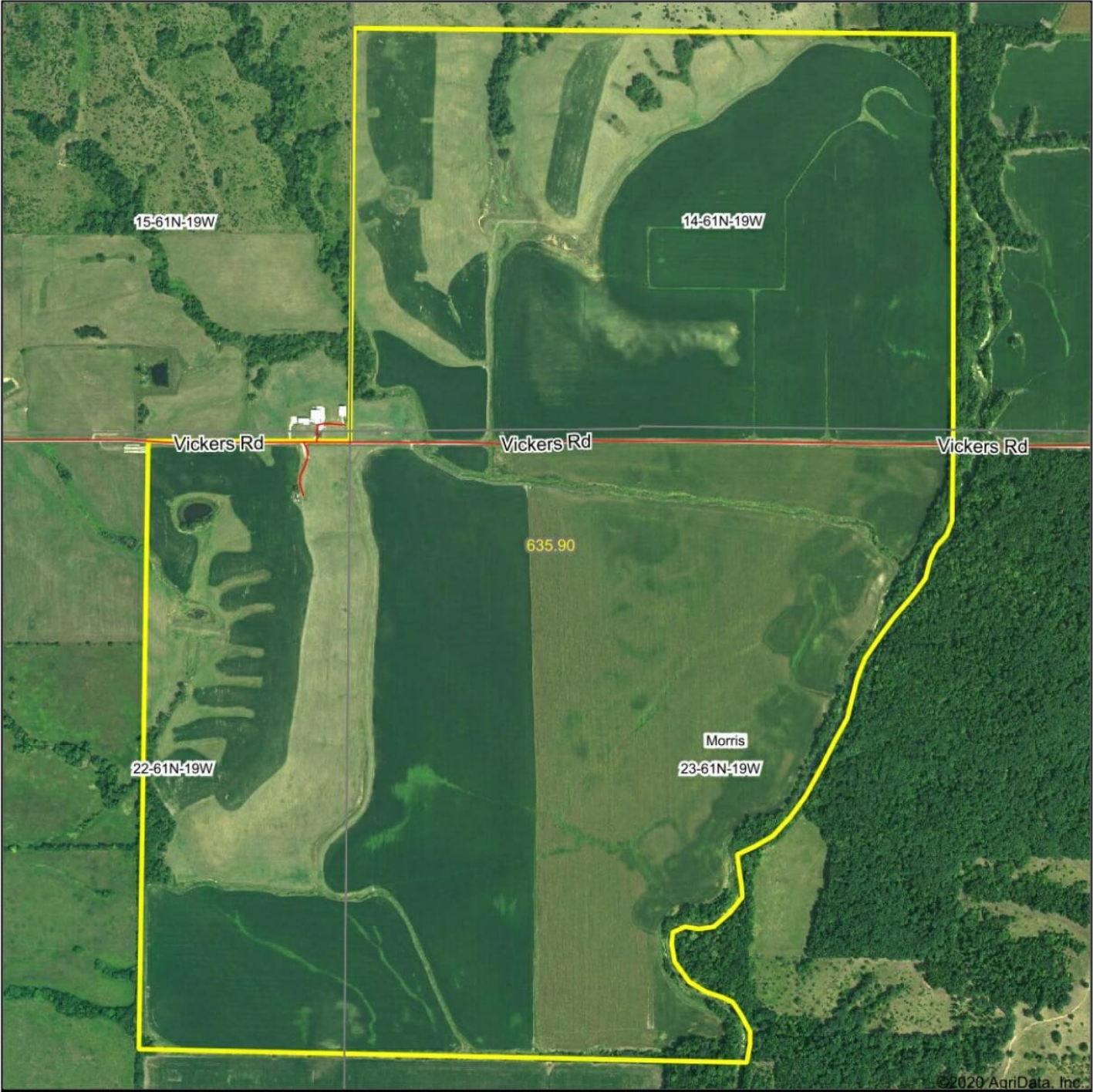


12/1/2020

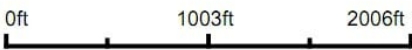
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Map Center: 40° 4' 41.75, -93° 0' 8.47



23-61N-19W
Sullivan County
Missouri



12/16/2020

TOWNSHIP 61N • RANGE 19W

