

160 +/- Acre Missouri Farm Land for Sale - Lewis County

Trophy Properties and Auction • (855) 573-5263 • leads@trophy.com

PRICE
 REDUCED



PROPERTY ADDRESS:
 00 Hwy J
 Lewistown, MO 63452

PRICE: \$499,900
ACRES: 160
COUNTY: Lewis

PROPERTY HIGHLIGHTS:

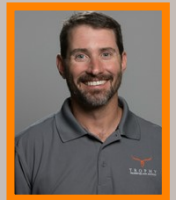
- 160 +/- acres
- 5 +/- acre lake
- \$19,200 potential annual income for 3.85% return
- Hunting
- Cash rented tillable
- Building site
- Lewis Co
- Near Lewistown, MO
- Blacktop frontage

PROPERTY DESCRIPTION:

This 160 +/- acre Missouri farm for sale is located in Lewis Co along Hwy J just south of Lewistown. This income producing farm has 100 +/- acres of tillable with a cash rent bid of \$162/acre for the 2019-2021 farming seasons as well as an optional \$3,000 hunting lease. The farm is gently rolling with several draws and fingers making this an excellent hunting farm. Also located on the farm is a 5 +/- acre lake.

This combination farm has several building sites for a weekend getaway or your permanent home, and it will provide you with multiple outdoor activities from hunting, fishing, ATV riding or whatever your family may enjoy.

PRESENTED BY:



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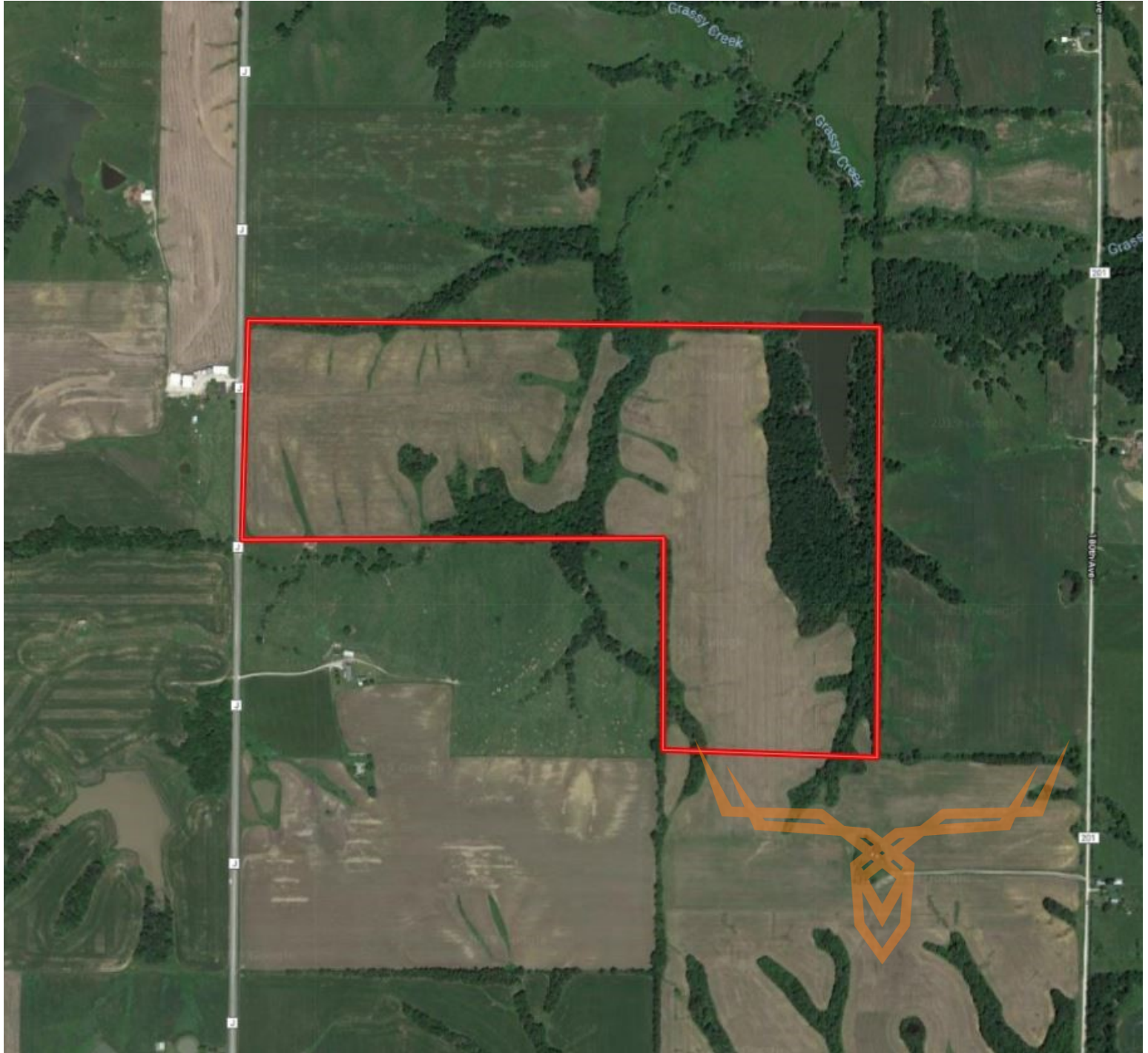
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$288

TAX YEAR: 2018