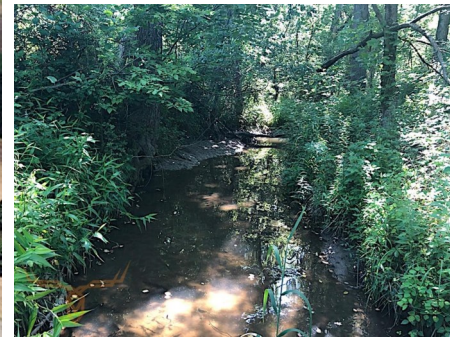




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

177 +/- Acre Missouri Land for Sale - Randolph County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 County Road 2030
Clifton Hill, MO 65244

PRICE: \$504,450

ACRES: 177

COUNTY: Randolph

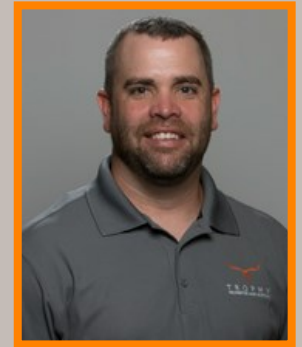
PROPERTY HIGHLIGHTS:

- 177 +/- acres
- 148 +/- acres CRP
- Annual income of \$14,878
- Westran School District
- 2 ponds
- Hunting
- Building sites

PROPERTY DESCRIPTION:

This Randolph 177 +/- acre has 148 +/- acres of CRP with an annual income of \$14,878. This flat to gently rolling farm has multiple building sites, 2 ponds, and has great deer and turkey hunting. There is a hunting lease that could go with the farm if desired. With the CRP income and the hunting lease at list price, this farm would have a 3.5% return. There are an additional 73 +/- acres that could be purchased that borders this farm.

The farm is located 10 +/- miles west of Moberly, 50 +/- north of Columbia and a little over 2 hours east of Kansas City, MO. Thomas Hill Reservoir is approximately 20 miles north of the farm. Thomas Hill Reservoir is managed primarily for largemouth bass, crappie, hybrid striped bass, and catfish. The warm water discharge remains ice-free during the winter providing a unique winter fishing opportunity.



PRESENTED BY:

JASON CHINN

Land Specialist - MO

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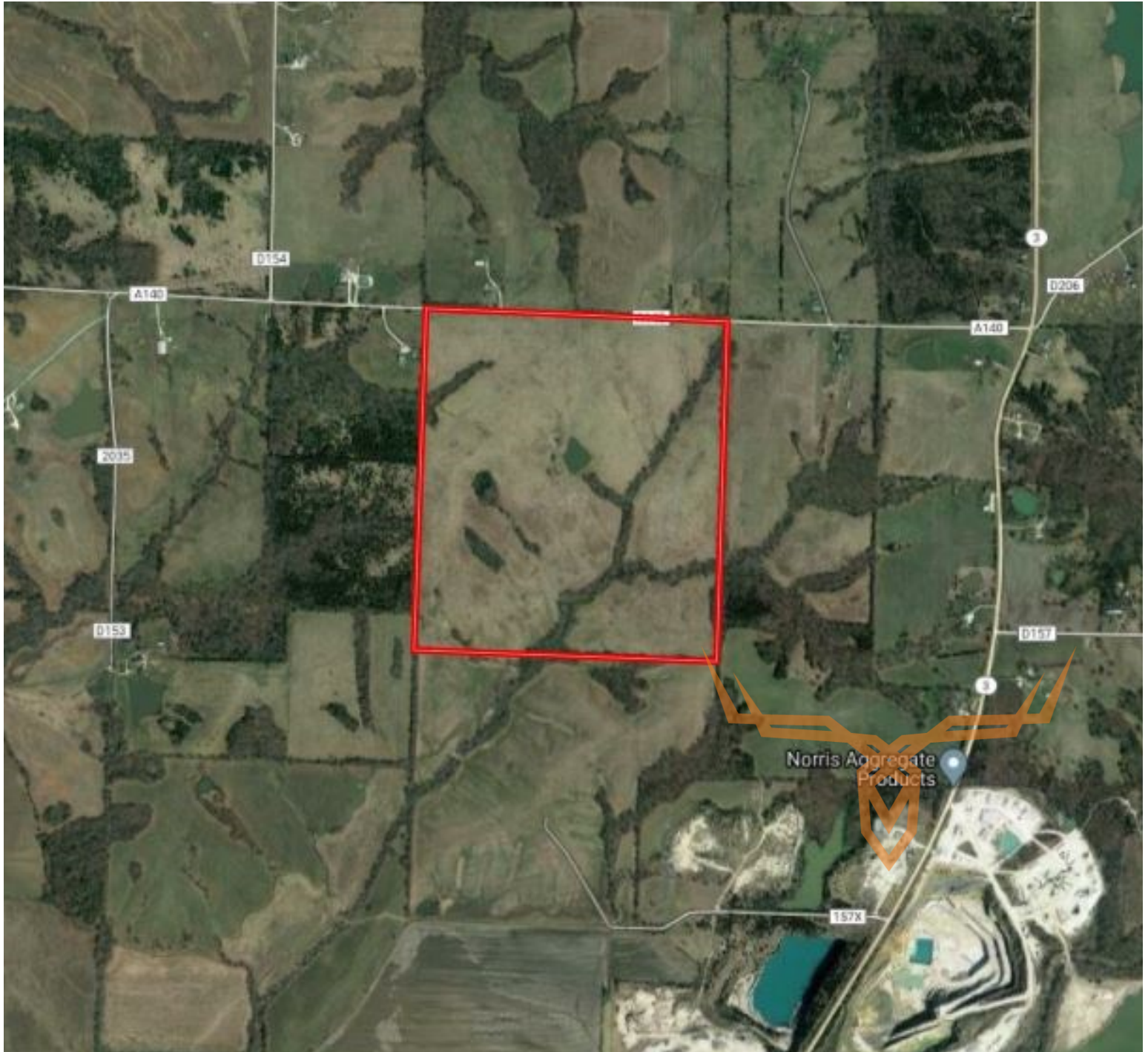
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals