



# Harrison County, MO Turn Key Grazing Farm for Sale with Big Buck History

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

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**PRICE IMPROVED**



## PROPERTY ADDRESS:

14010 W 110th Place  
Hatfield, MO 64458

**PRICE:** \$1,625,000

**ACRES:** 500

**COUNTY:** Harrison, MO &  
Ringgold, IA

## PROPERTY HIGHLIGHTS:

- Missouri/Iowa border farm
- Immaculate pasture
- Great fencing
- Cattle Corral
- 5 ponds with stock tanks
- Big buck history
- Timbered draws
- 2 hours from Kansas City, 1.5 hours from Des

## PROPERTY DESCRIPTION:

Turn-key cattle ranch with huge hunting potential. A rare find at 500 +/- contiguous acres that straddle the Missouri/Iowa state line (\*106 +/- acres in Iowa). You would be hard pressed to find a ready-to-go grazing operation of this size in the region. The current owner has intentionally improved the quality of ground by mixing in clover with the annual fertilizer application. They run approximately 225 mamma cows on the ground seasonally. The property is fenced and cross-fenced, broken into five different paddocks with a pond and a livestock water tank in each paddock. In the middle of the property sits a corral and a shed for hay and equipment storage. In addition, there is an approximately 1,400 square foot house with rental income potential of approximately \$500 net/month. Or you can turn it into that hunting cabin you have been wanting right in the middle of your dream property. In addition to grazing, the property has a history of producing big bucks. It secluded at the end of a gravel road and is surrounded by Iowa Department of Natural Resources land on the northern end and quality deer-minded properties on the other sides. Due to the size of the property and the neighboring properties you could take an already great hunting tract and make it truly excellent. With nice draws and rolling hills you can be strategic about where you would place food plots and blinds while still preserving plenty of potential rental income from grazing. There are a little over 80 acres of bottom ground suitable for crops or high-quality hay production. You need to see this property in person to appreciate quality of the farm and the potential it holds.

**\*106 +/- acres in Iowa are being offered for sale by Iowa licensed broker, Phil Brown – Trophy Properties and Auction, LLC**



**PRESENTED BY:**

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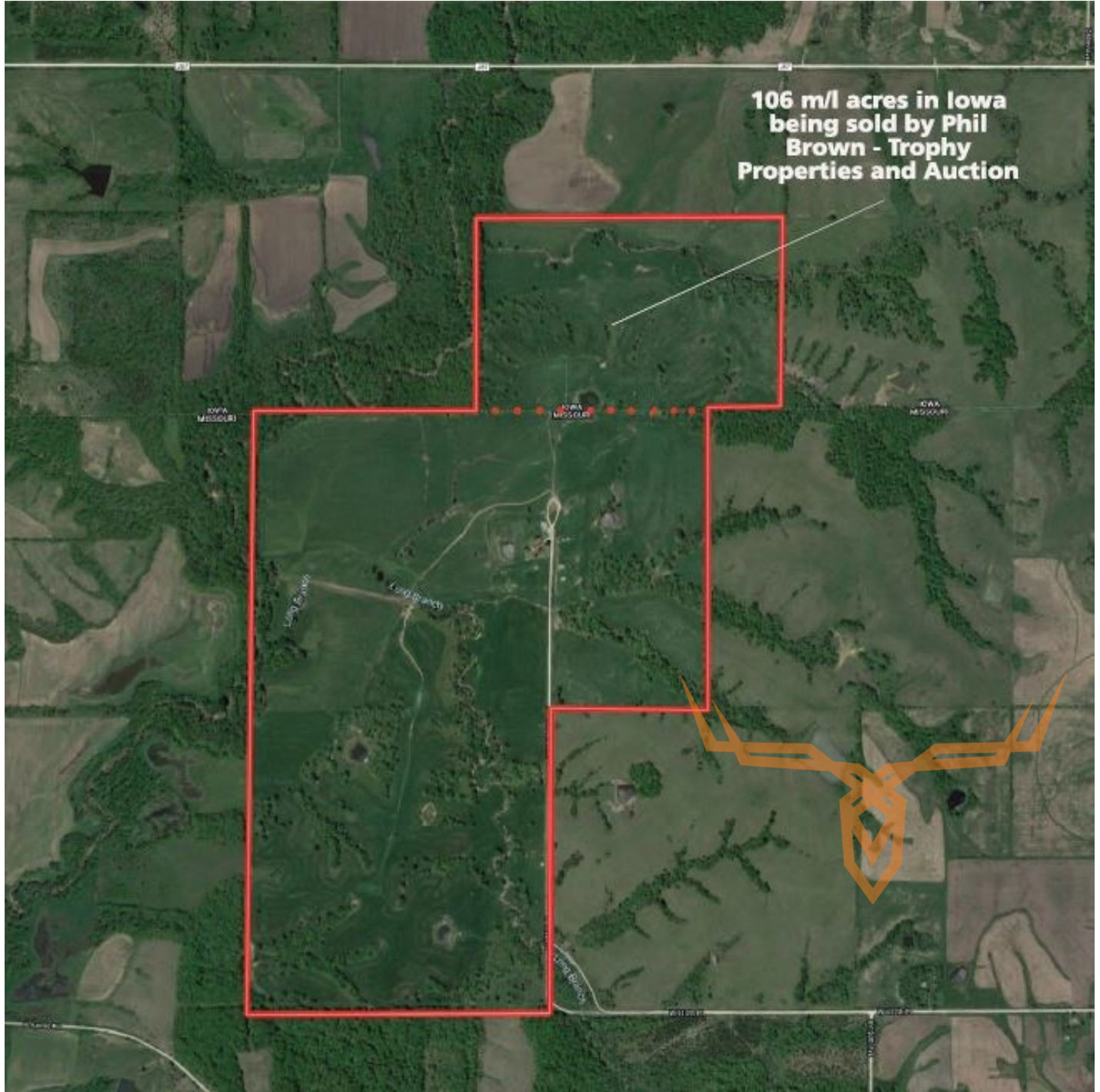
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals