

CROPLAND & RECREATIONAL GROUND
83.88± TAXABLE ACRES HOLT COUNTY, MO

LAND FOR SALE

BigIron
REALTY

[EXPERTS IN SELLING LAND]

CALL FOR
DETAILS



Seller: Binder Family GST Trust

Contact the Listing Agent
Kurt Miller 816.244.8245

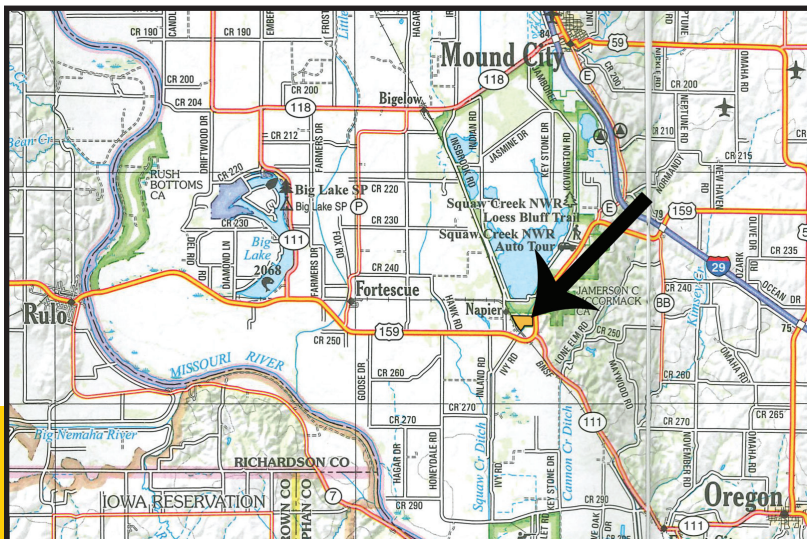
Explore the Property from Above

DRONE TOUR



Information

What an Opportunity! Very few times does a property come up for sale that sits against the Loess Bluffs National Wildlife Refuge or better known locally from the previous name: Squaw Creek Refuge. Do you hunt Deer? Turkey? Waterfowl? This 83.88± taxable acre property has it all! It also has 60± acres of highly productive row crop with 2 pivots. Both pivots are electric Zimmatic, 1 is a 5 tower and 1 is a 3 tower. The property comes with 2 wells, 1 well that supplies the Waterfowl Lake which is estimated at 4 acres and the other well supplies both pivots.



Legal

36 61 39 S1/2 S1/2, Lying W Of Hwy 159 & E Of Rr R/W & 2 60 39 W1/2, Lying NE Of Rr & NW Of Ditch

2025 Taxes: \$713.90

Location

From Mound City, Missouri, go South on Hwy E until you get to Hwy 159, take Hwy 159 until you go past the main entrance of the refuge and approximately 2 miles you stay on Hwy 159, you will see the property on the west side of Hwy 59. If you are coming from Forest City, Missouri, you travel north 5 miles on Hwy 111 and turn north on Hwy 159, and the property is on the west side of Hwy 159. **Please Notice:** Don't drive on the property while crops are in the field. The 4-acre waterfowl lake can be accessed from a walking bridge from the east side or drive in from the north through the Refuge.

FSA Data

For more information, visit www.bigiron.com

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Property Lines are Approximate

