

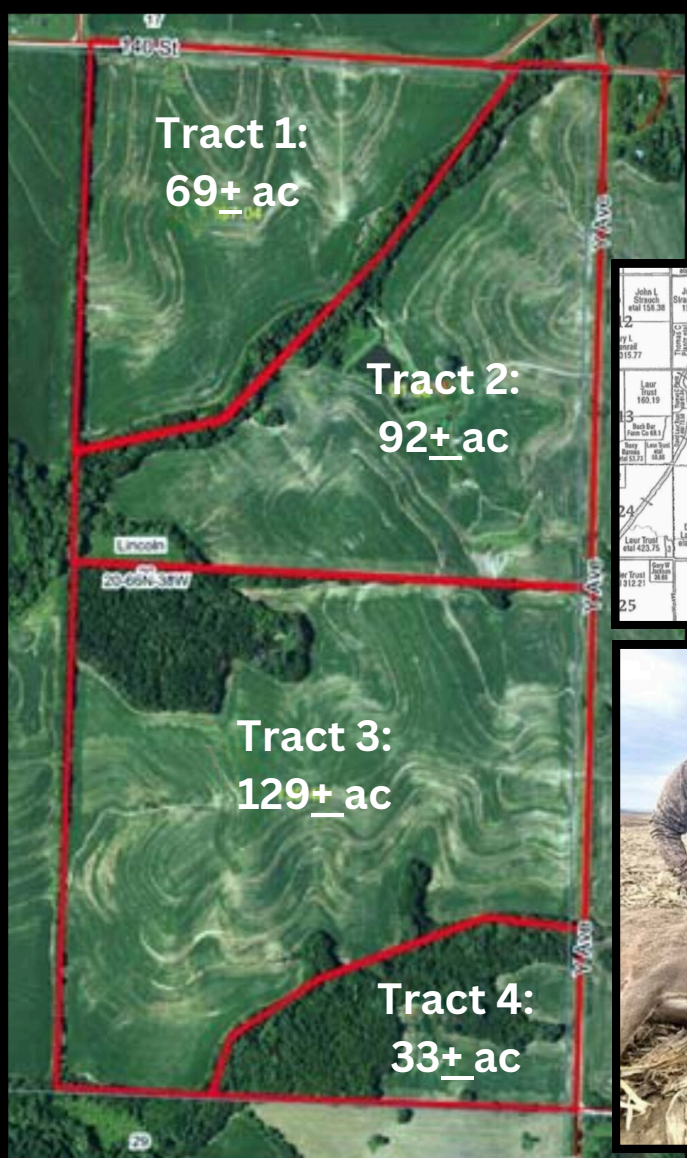


324+ acres - 4 Tracts

Atchison County, MO

140th St. & Y Ave, Westboro, MO

SELLER'S NOTES: This multi-tract property offers acres of tillable, hunting, and recreation opportunities. Currently listed as a whole, this property is available in four tracts by a motivated seller open to offers. This 324-acre farm in Atchison County, Missouri, offers a great opportunity to purchase tillable and/or hunting land, divided into four tracts for greater flexibility. Tracts 1 and 2 generate windmill income through 2045, and the farm is currently under a cash rent contract with one year remaining. The contract includes a base payment of \$218 annually, plus a bonus paid in the fall, with a buyout option available for the 2025 crop year.



Tract 1:
69+ ac

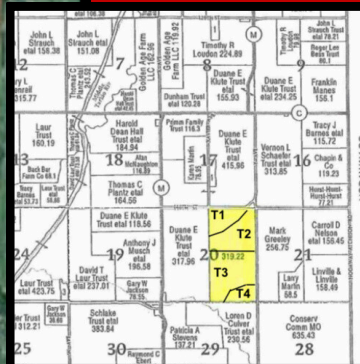
Tract 2:
92+ ac

Tract 3:
129+ ac

Tract 4:
33+ ac

DON'T MISS OUT!

SEIZE THIS CHANCE TO ACQUIRE ACRES OF PRIME TILLABLE AND HUNTING LAND!



Tract 1 - 69+ Acres

- 54+ acres currently in tillable production
- Windmill option income of \$530+ quarterly / \$2124+ annually
- Approximate taxes of \$300

Tract 2 - 92+ Acres

- 69+ acres currently in tillable production, with an 2+ acres possible additional
- 1.25 acre lake - great for fishing or recreation!
- Windmill option income of \$682+ quarterly/ \$2731 annually
- Approximate taxes of \$386

Tract 3 - 128+ Acres

- 102+ acres currently in tillable production
- Features 1 pond
- Approximate taxes of \$540

Tract 4 - 33+ Acres

- 9+ acres tillable available
- This tract offers an affordable hunting spot or building site with mature timber providing an ideal route for roaming animals and roosting, with extra tillable acreage for food and income.
- Approximate taxes of \$146

CALL TODAY : (660) 582-7160

PROPERTY@ENTREALTY.COM

121 E. 4TH ST. MARYVILLE, MO 64468