

FOR SALE

10% CAP FARM



3447 HIGHWAY M

MILLER, MO, 65707

\$1,820,000

Property Details

- Class 2 Soils
- 208 +/- Acres - Improvements - House
- State Highway Frontage
- Existing Alfalfa Stand
- Est. 10% Capitalization Rate / Est. NOI \$184,000

For more information contact:

SAM R. CRAFT

417.955.1232

samcraft@reececommercial.com

FOR SALE

PHOTOS



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TRADE AREA



Land Details

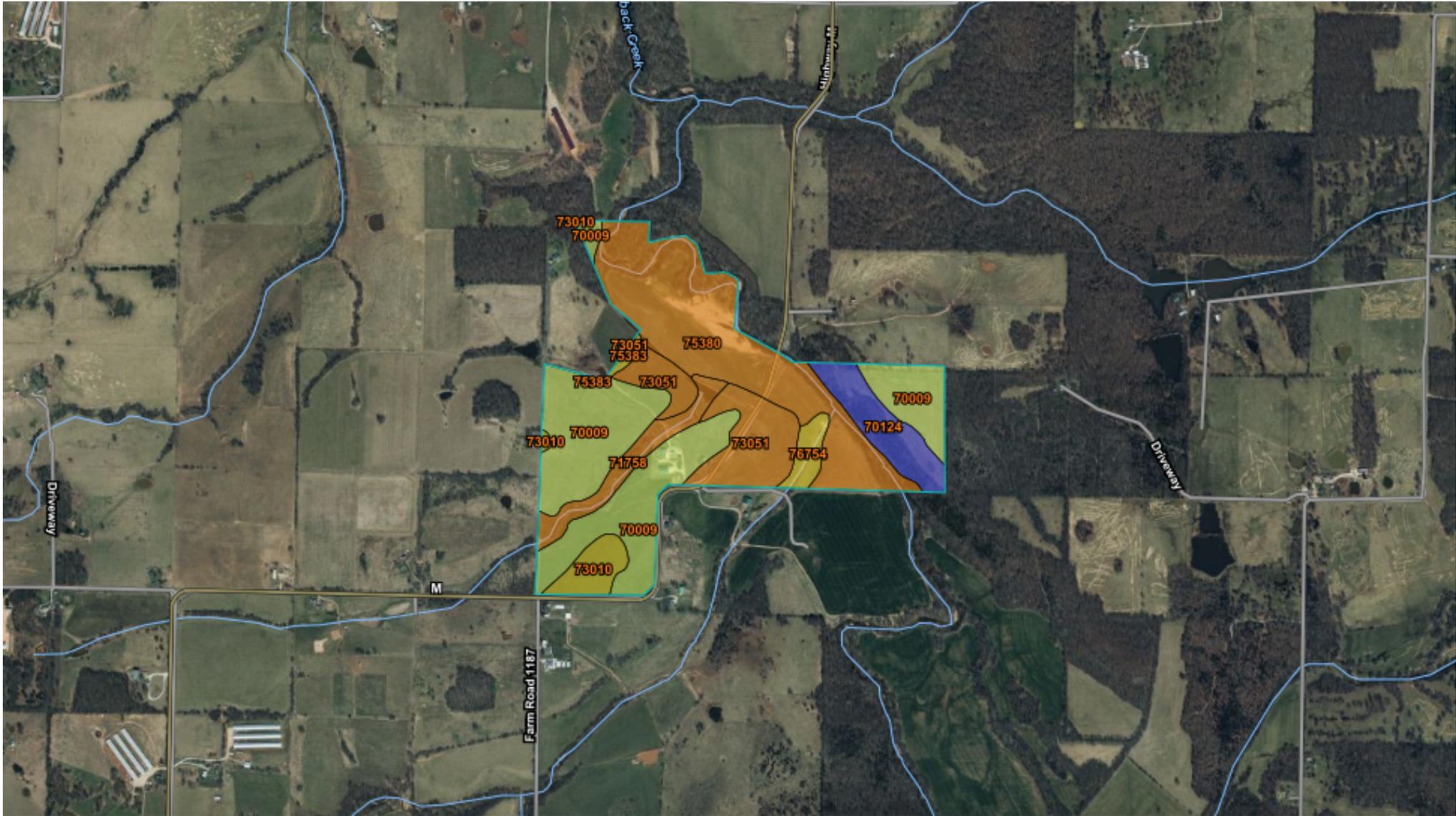
- 50% of Land with NCCPI > 78.5
- 31% of Land with NCCPI > 86.6
- 50% of Land Class 2 Soils
- 2024 Rotation: Wheat, Double Crop Soybeans, Alfalfa for Baleage

Farm/Improvements Details

- 75x100 Red-Iron Hay Barn
- 65x100 Red-Iron Equipment Barn
- 20,000 +/- SQFT of Concrete Landing
- 3 bedroom, 2 bathroom All Brick Home
- Pond & Spring

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NON-IRR CAPABILITY CLASS



The Information Above Has Been Obtained From Sources Believed Reliable. While We Do Not Doubt Its Accuracy We Have Not Verified It And Make No Guarantee, Warranty Or Representation About It. It Is Your Responsibility To Independently Confirm Its Accuracy And Completeness. Any Projections, Opinions, Assumptions, Or Estimates Used Are For Example Only And Do Not Represent The Current Or Future Performance Of The Property. You And Your Advisors Should Conduct A Careful, Independent Investigation Of The Property To Determine To Your Satisfaction The Suitability Of The Property For Your Needs. © 2024

BROKER BIO

Sam Craft is a detail oriented real estate practitioner who practices in the Southwest Missouri area. He has a proven portfolio of acquisition and disposition brokerage in several market sectors. His strong suits are Geographical Information Systems (GIS), land-use planning, due diligence facilitation, unique contract agreements, and financial analysis.

Upon graduating from Missouri State University with a B.S. in Natural Resources - Sam continued to advise his clientele with real estate and its subsequent soil, water, and biomass implications. This expertise is crucial in representing landowners, agricultural producers, developers, and in the timber brokerage business which Sam merged with real estate brokerage in 2022.

Mr. Craft has continued his education in addition to that of Missouri State University by way of graduating CCIM's (Certified Commercial Investment Member) Financial Underwriting Course CI-101, and is currently working to receive a certificate in real estate development through Cornell University. He is a member of Realtor's Land Institute (RLI) and aims to become an Accredited Land Consultant (ALC); a land brokers highest achievement. In addition to RLI, Sam holds membership with the Missouri Consulting Foresters Association, Missouri Cattlemen's, Missouri Forage & Grasslands Council, NAR, & GSBOR/Flex-MLS.

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