



Lot Size: 36.00 Acre
Listing #: 24100-76420
County: Gentry

For Sale 36 Acres m/l

Key Features

What a property! This nice farm lays on the Gentry/Worth County line on C Hwy. There are many possibilities for this acreage. There is rural water and electricity on the property if you want to build your dream home. There are 28 acres of row crop that will be cash rented for \$150.00 per acre for 2024 for an annual income of \$4,200.00. There is one pond, and you have access from the highway on the west and gravel on the north. There are a couple of acres of timber running through the middle of the property to provide some deer hunting. We have some trail camera pictures from behind the old pond. There is a fresh mineral site there and one in the southeast corner of the property. I was surprised at the quality of bucks. There is an old barn that has a new metal roof, partial concrete floor, and loft. Needs a coat of paint and it will be good. There is a newer 12X16 metal shed with concrete floor. Could use for a little hunting cabin. There is a water hydrant not far away. Looks like there may be a septic tank. This one fits the bill for a lot of buyers. Take a look.

- Gentry Country Land For Sale
- Land For Sale Near Denver MO
- Land For Sale NW MO
- NW MO Row Crop/Hunting
- NW Missouri Hunting



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