

# State Hwy C and RT FF

# \$1,254,400

Albany, MO 64402



**Lot Size: 196.00 Acre**  
**Listing #: 24100-78180**  
**County: Gentry**

196 Acres m/l located approximately 8 miles north of Albany on Hwy C. This farm consists of 106 acres m/l of tillable ground with 46.3 acres of that enrolled in CRP until 9/30/2031. There are 17.99 acres paying \$168.53 per acre with an annual payment of \$3,032.00 and an additional 28.31 acres paying \$180.87 per acre with an annual payment of \$5,120.00. Lamoni and Shelby loam clay make up the majority of the soil. There isn't a current lease on the row crop but that could add some nice additional income.

## Key Features

- Building Site
- Albany, Mo
- Farm
- Land
- Blacktop Frontage
- CRP

This farm has blacktop frontage on the West and North sides, and a gravel road on the East side. Several areas of timber for the hunting enthusiasts make this property even more appealing.

With easy access and possible cash rent income, this could be just what you are looking for!

Added to that is the rural water access if you decided to build!



**Nelson Real  
Estate & Auction  
Company**



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