

LAND

FOR SALE

Montgomery County, MO

21.8
+/- ACRES



All Property Lines are Approximate

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



TRAVIS OWEN
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HIGH POINT
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

Real Estate License:
2022046508

109 E Main St
Perry, MO 63462





Summary of Property

21.8+/- Acres • Montgomery County, MO

Listing Price: \$235,440

DESCRIPTION

Beyond its agricultural virtues, the Whalen Farm presents itself as an ideal canvas for those with aspirations of a rural homestead. With its ample acreage, fertile soil, and a perfect balance of tillable and hay ground, the property offers a canvas for crafting a dream residence amidst the tranquility of the countryside. The old burr oaks, standing as guardians of the past, lend a sense of natural grandeur to the potential homestead site, creating an ambiance that blends heritage with modern aspirations.

For those considering expanding their farming operations, the Whalen Farm provides a practical and strategic addition to existing endeavors. The 50% tillable ground offers a valuable opportunity for crop cultivation, enhancing the potential for agricultural productivity. Meanwhile, the hay ground adds flexibility, enabling the incorporation of livestock into the farming enterprise. The existing fencing on the northern side further streamlines the integration of livestock management, providing a ready-made infrastructure for those considering a diversified farming approach.

In essence, the Whalen Farm beckons as more than just a parcel of land; it invites individuals with a vision for a serene homestead or farmers looking to expand and diversify their operations. Its unique blend of natural beauty, historical elements, and agricultural potential make it a rare gem, offering possibilities that extend far beyond the boundaries of its acres. Whether one envisions a peaceful rural dwelling or seeks to augment an existing farming venture, the Whalen Farm stands ready to fulfill these aspirations with open fields and the promise of a harmonious life in the heart of the countryside.

Property Address:

TBD Garrett Rd, Jonesburg, MO 63351

Property Features:

- Buildable
- Income
- Great Views
- 67.95 NCCPI
- Some Fencing
- Terraces
- Potential Pond Site
- Road Frontage

Driving Directions:

Head northwest on I-70 W. Take exit 183 toward Missouri Y / Missouri NN / Missouri E / Jonesburg. Turn right onto Oak Hall Rd. Turn left at the 1st cross street onto Booneslick Rd/NW Service Rd. Turn right onto State Highway E. Turn left onto Hickory Wood Rd. Turn left onto Garrett Rd. Destination will be on the left.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



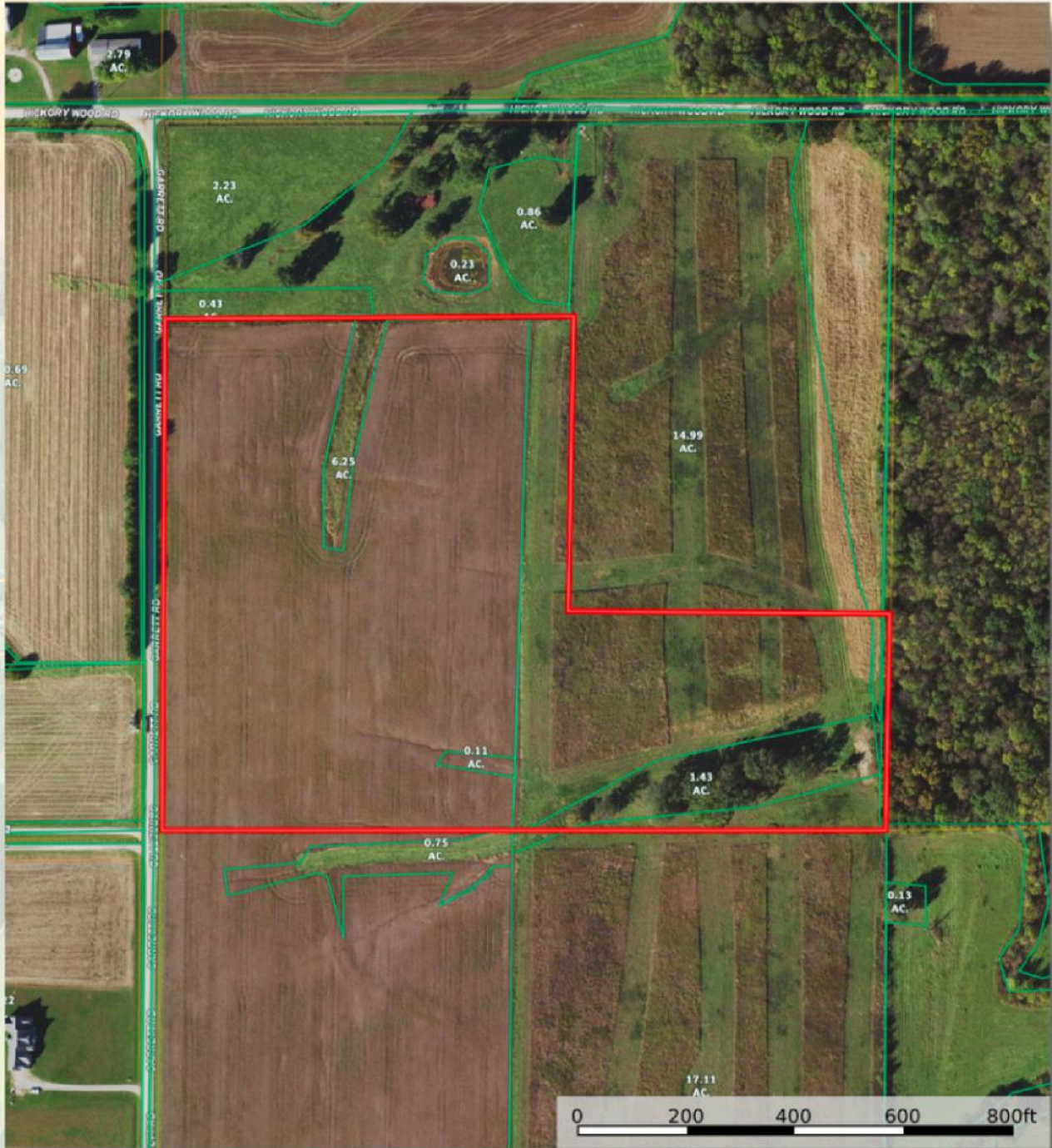
75,000
ACRES SOLD

Property Photos



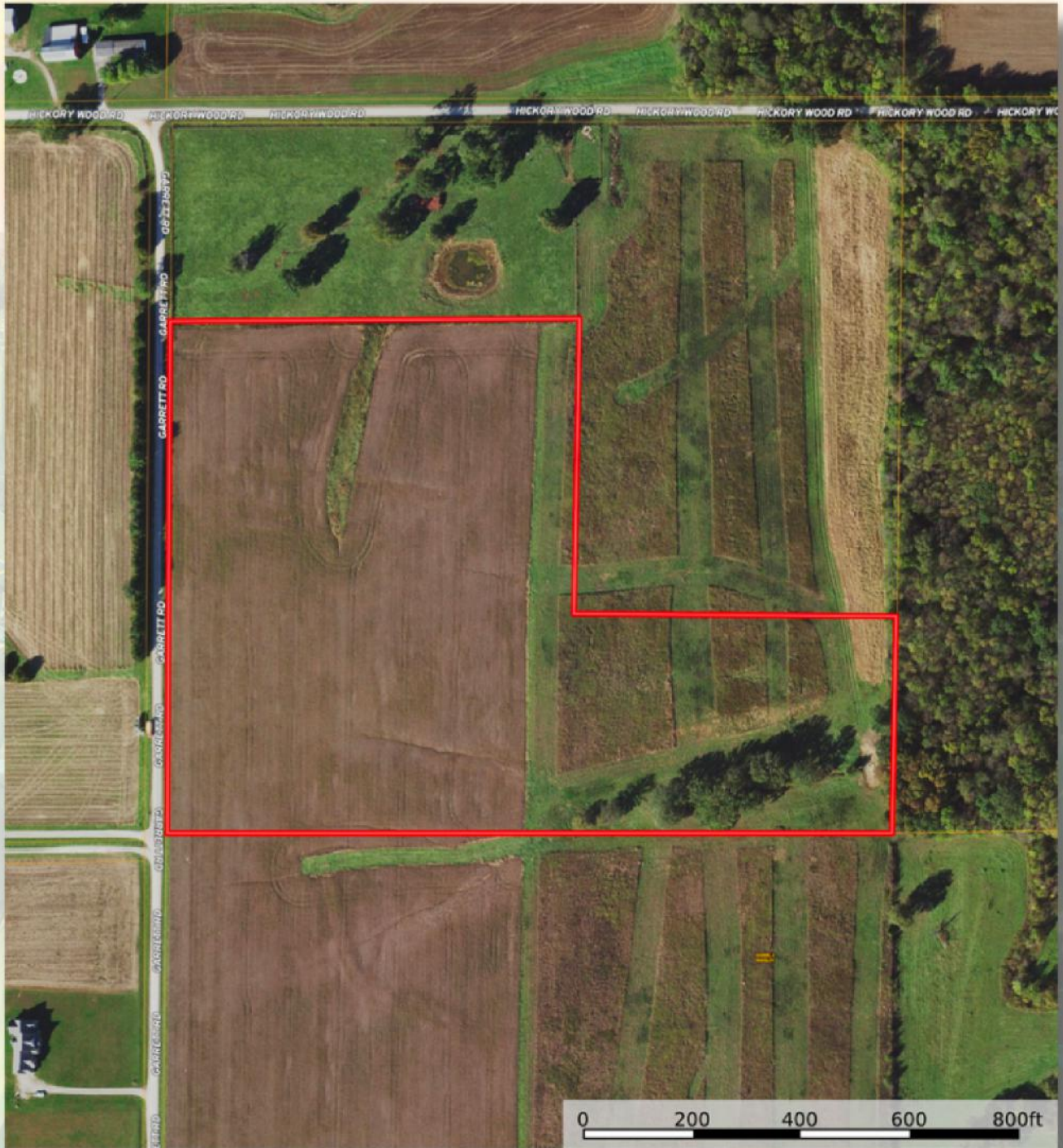
75,000
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FSA Map



75,000
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Aerial Map



75,000
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Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50054	Armster silt loam, 2 to 7 percent slopes	12.16	55.88	0	65	3e
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	9.34	42.92	0	72	3e
67015	Belknap silt loam, 1 to 3 percent slopes, frequently flooded	0.27	1.24	0	58	3w
TOTALS		21.77	100%	-	67.95	3.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

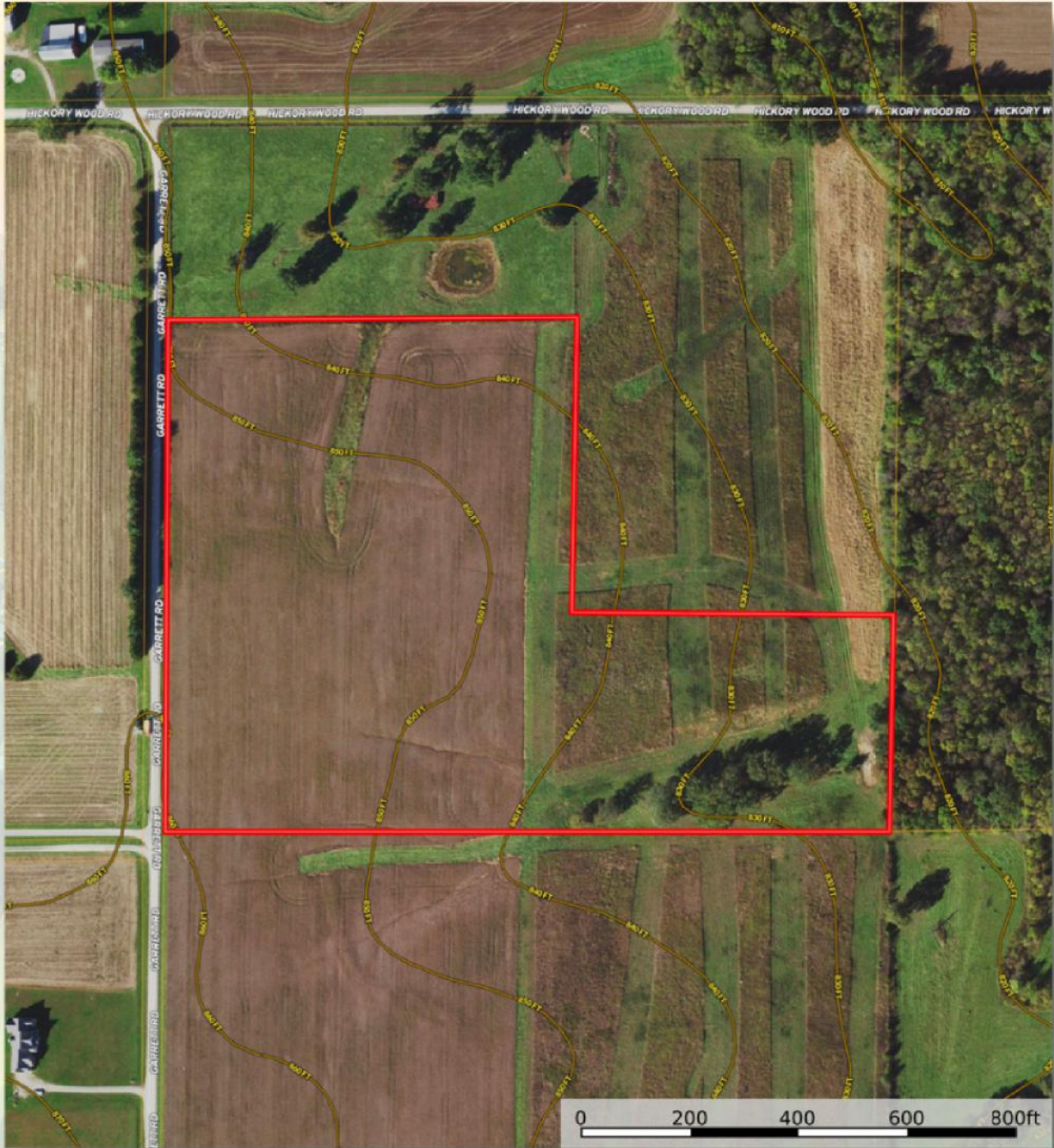
	1	2	3	4	5	6	7	8
'Wild Life'	*	*	*	*	*	*	*	*
Forestry	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Very Intense	*	*	*	*	*	*	*	*

Grazing Cultivation

(e) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

75,000
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Topo Map



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