

# AGRICULTURAL/RECREATIONAL LAND FOR SALE

## 40 ACRES FOR SALE



Adair County, MO

**Price: \$3550/Acre**  
**Hunting/Farming Property with**  
**Income Potential**  
**Adair County, Missouri**

## PROPERTY FEATURES

- Secluded 40 acre farm with 33 tillable acres in Adair County, Missouri
- Outstanding history of big bucks & turkeys harvested on this property – the best 40 acre property I have personally ever hunted!
- Income for the property is \$3,300/year cash rent + \$20/acre cash basis
- No visibility from the road - the property hunts much larger than it actually is
- 7'x4' insulated box blind with glass windows included
- 1/4 mile easement entry



**RON "RHINO" JANES**

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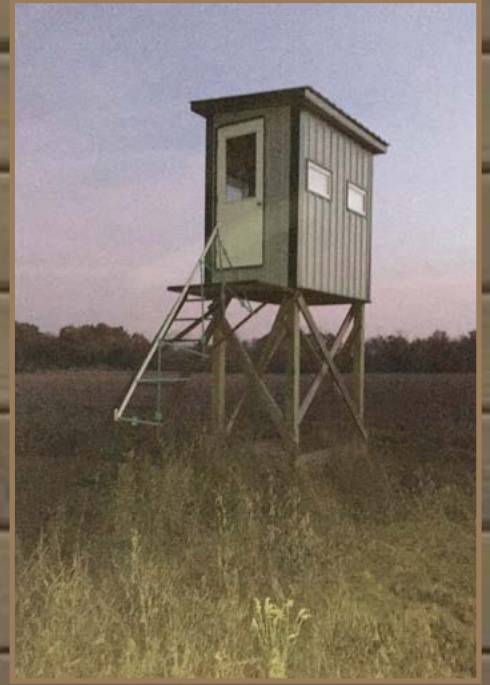
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# ADAIR COUNTY, MO



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