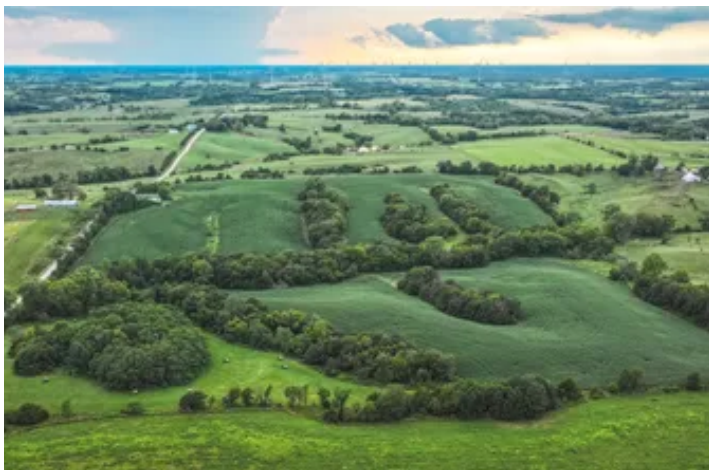


Newland 55
000 Newland Road
Queen City, MO 63561

\$309,000
55± Acres
Schuyler County



Newland 55
Queen City, MO / Schuyler County

SUMMARY

Address

000 Newland Road

City, State Zip

Queen City, MO 63561

County

Schuyler County

Type

Hunting Land, Lot, Business Opportunity

Latitude / Longitude

40.4207 / -92.4446

Taxes (Annually)

91

Acreage

55

Price

\$309,000

Property Website

<https://livingthedreamland.com/property/newland-55-schuyler-missouri/61853/>



PROPERTY DESCRIPTION

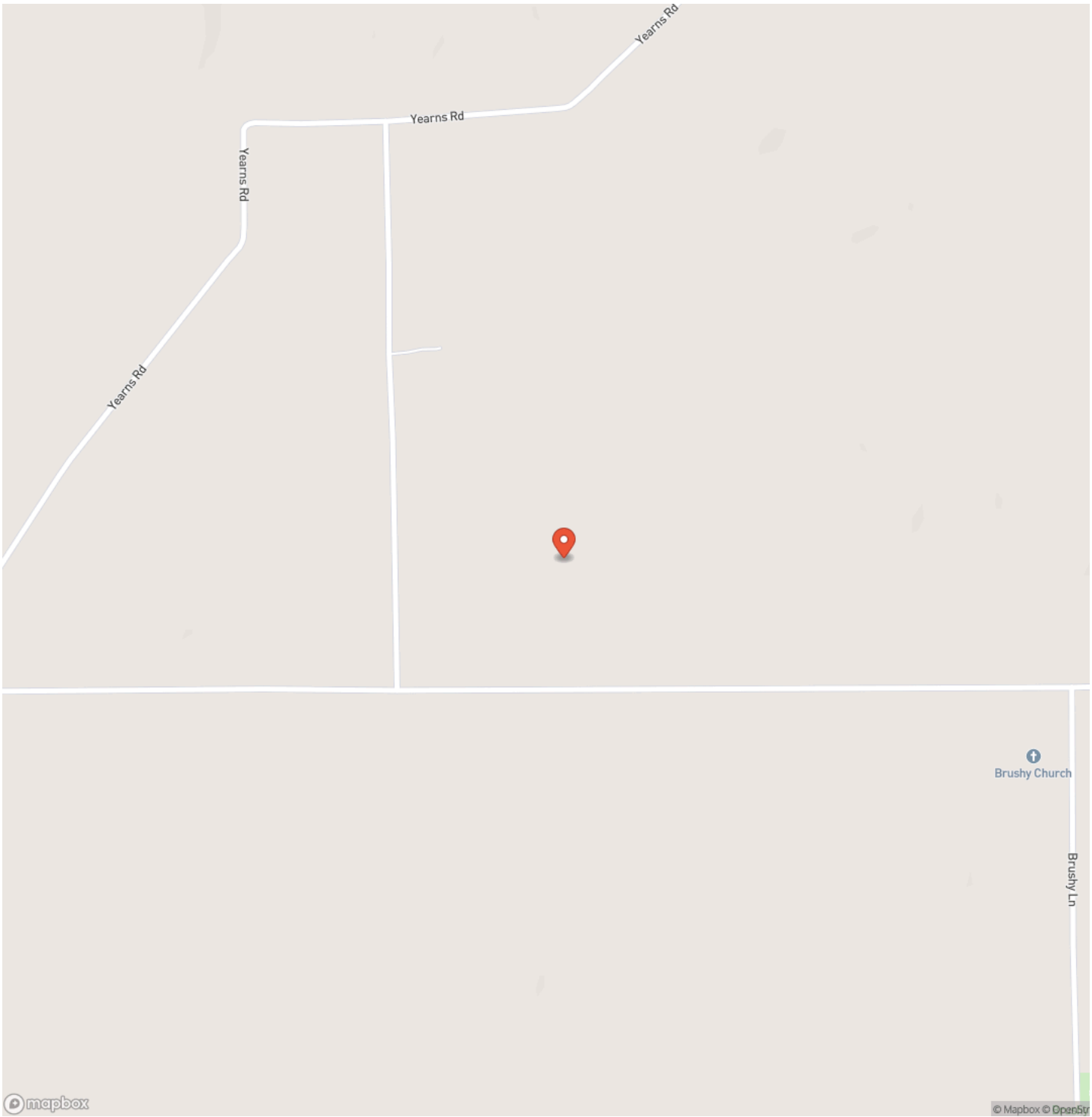
This property spans 55 acres and offers county road frontage, with both electric and public water access nearby. Out of the total acreage, 50 acres are tillable, having been previously planted with soybeans and corn. The property features a pond, rolling hills, and a creek that creates natural travel corridors and bedding areas for deer, making it a prime location for hunting enthusiasts. Located within 30 minutes of Kirksville, MO, this land offers ample opportunities for both agricultural use and recreational activities. The presence of a thriving deer population adds to its appeal, and the property has income-producing potential. Cash rent of \$6000 annually through 2026, but option for farmer to farm 2026. Also, potential hunting lease income. Come take a look today!



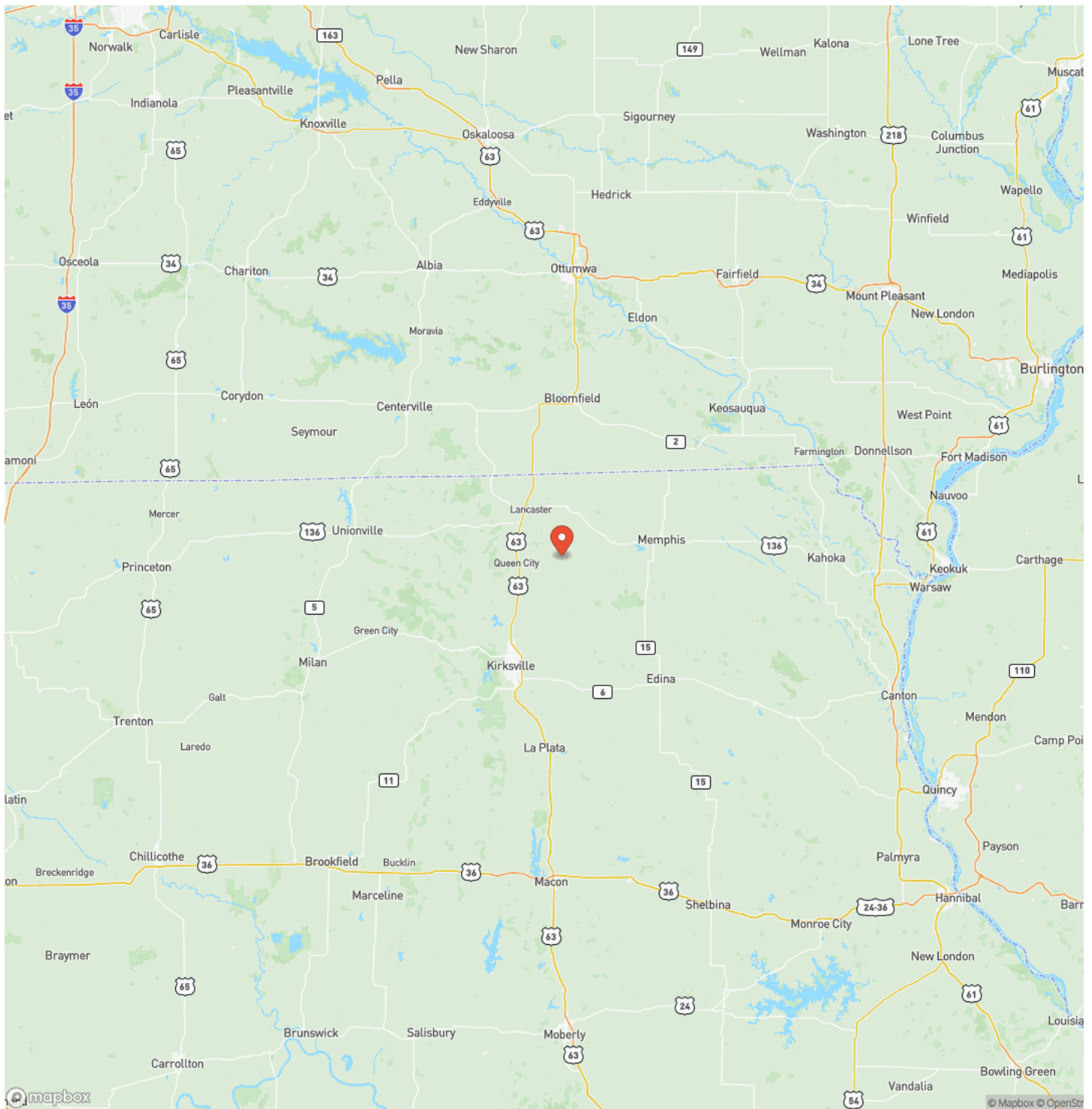
Newland 55
Queen City, MO / Schuyler County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Hindman

Mobile

(636) 373-1509

Office

(855) 289-3478

Email

hunterh09@yahoo.com

Address

6485 N Service Rd

City / State / Zip

NOTES

[illegible]

[illegible]

<https://livingthedreamland.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

