

Gibbs Farm & Hunt
33824 State Highway E
La Plata, MO 63549

\$1,763,000
286± Acres
Adair County



Gibbs Farm & Hunt
La Plata, MO / Adair County

SUMMARY

Address

33824 State Highway E

City, State Zip

La Plata, MO 63549

County

Adair County

Type

Farms, Recreational Land

Latitude / Longitude

40.072986 / -92.407234

Taxes (Annually)

785

Acreage

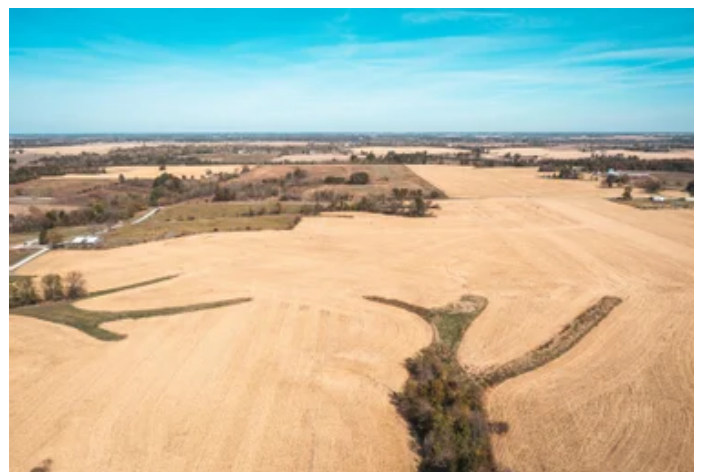
286

Price

\$1,763,000

Property Website

<https://livingthedreamland.com/property/gibbs-farm-hunt-adair-missouri/33987/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Take a look at this outstanding 286 +/- acres located just 10 miles Southeast of Kirksville. This farm has approximately 240 acres in productive row crop with 2022 being a mix of beans and corn. It is currently being cash rented at \$200/ acre bringing it to an annual cash rent of \$48,000. The current farmer is looking to lock in a multi-year cash rent contract on the farm. There is some phenomenal hunting on this farm, especially the 70 acres on the South side of the farm. There is currently a hunting lease for an additional \$5,000 of income. The current owner would like to rent the 20 +/- acres of hay ground for an additional \$3,000/year bringing the total income on this farm to \$56,000. The ROI on this farm is 3.1% at asking price making it a desirable farm to have! There is great blacktop access to this farm along State Highway E along with county road access on the West and North ends of this farm as well. Seller will split off the South 70 acres if desired with 35 +/- acres being tillable. Come take a look today.

Cash Rent: \$48,000. \$200/Acre on 240 Acres Tillable

\$5,000 Hunting Lease

\$3,000 Hay Lease

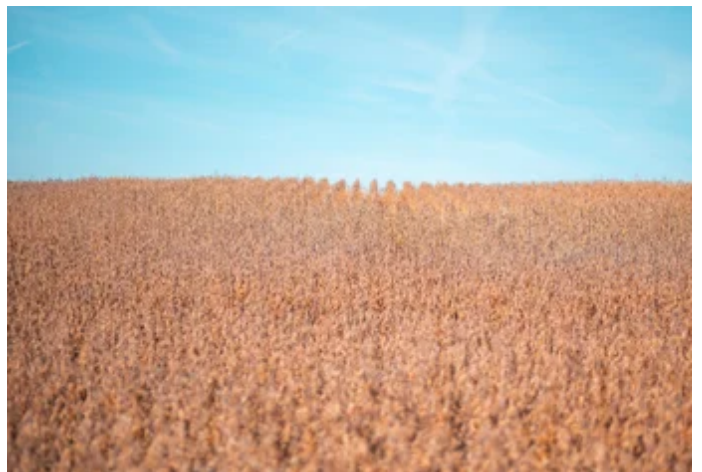
Total Income: \$56,000

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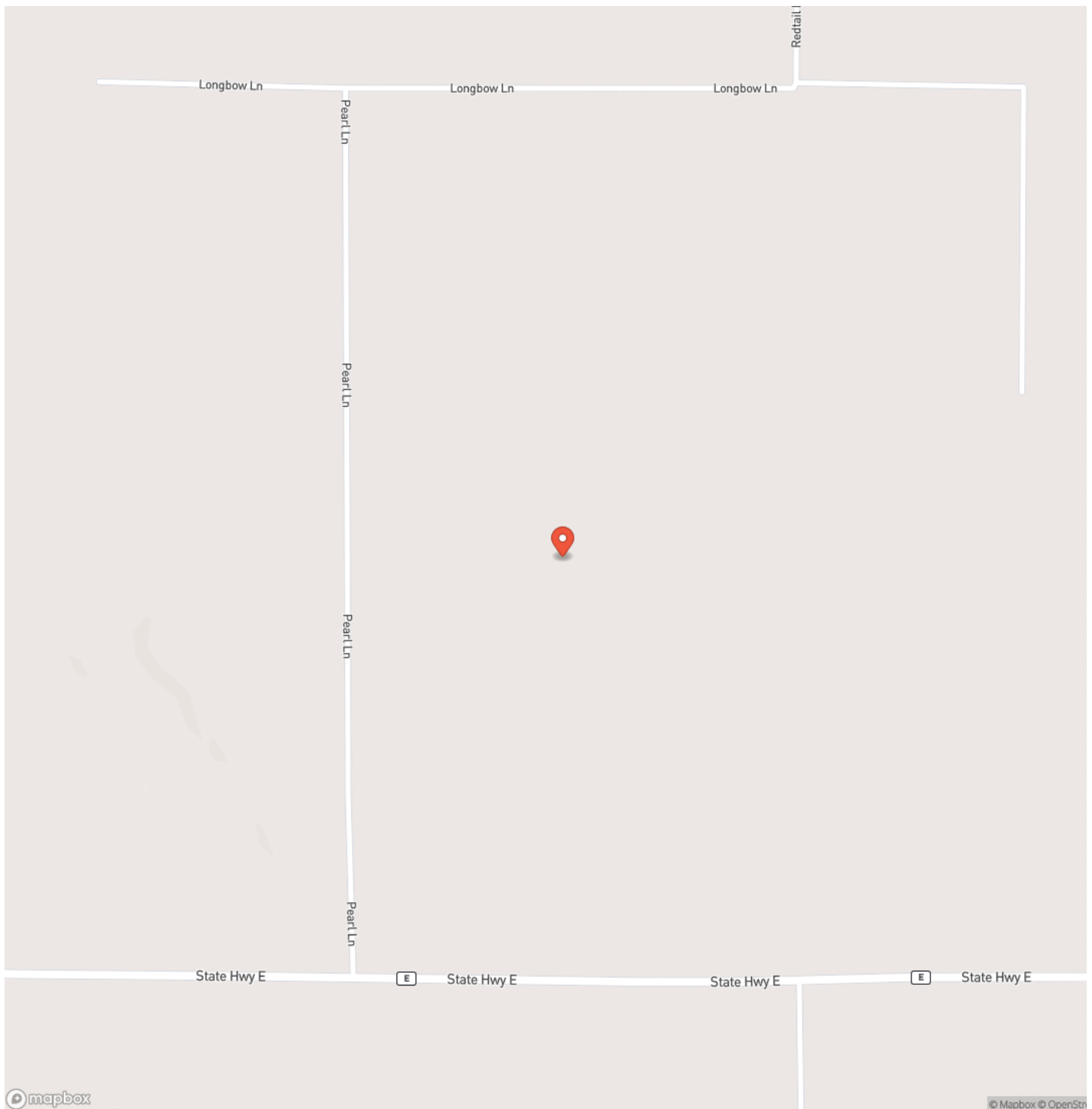
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Locator Map

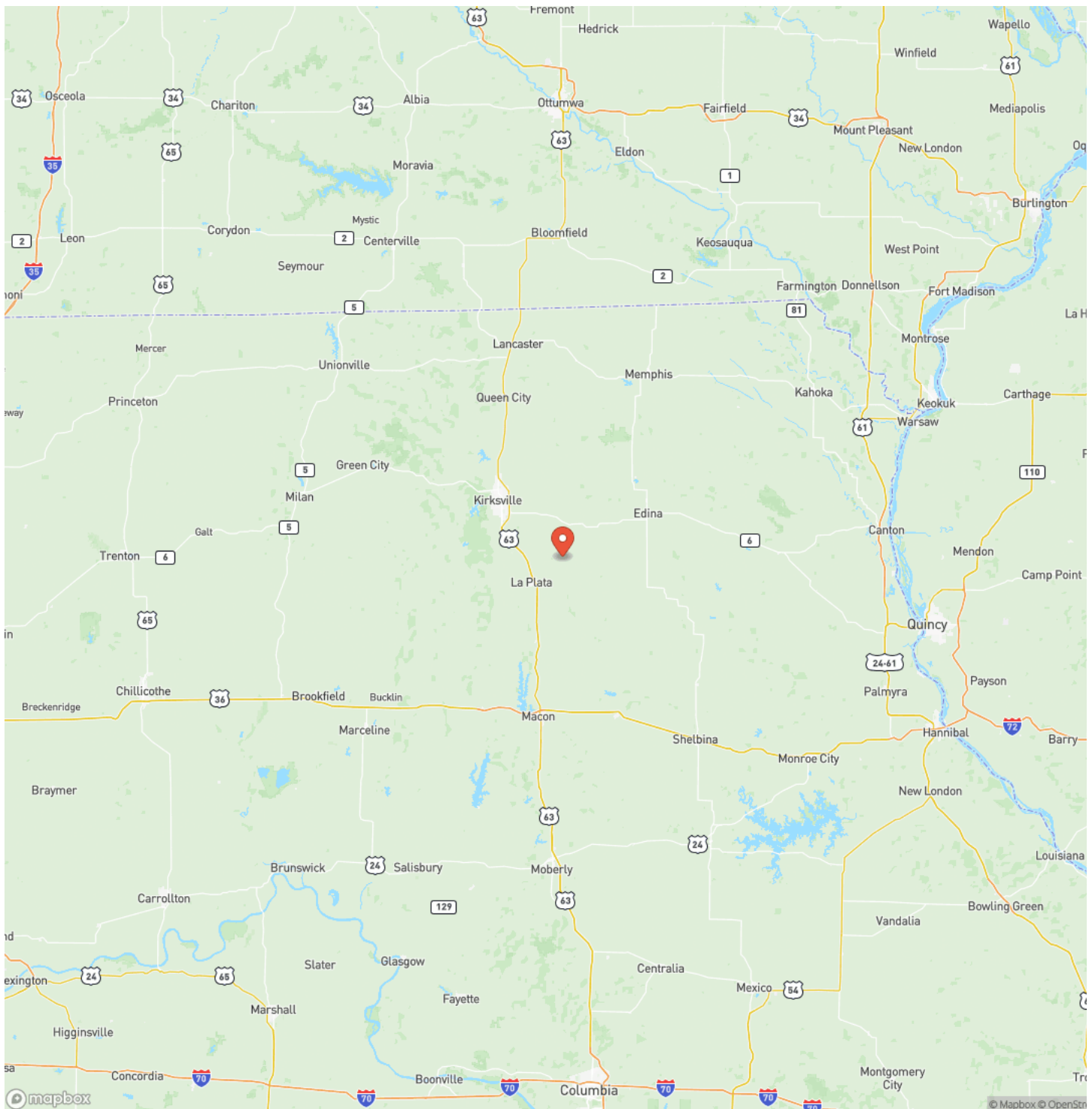


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Locator Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jerry Hunter

Mobile

(573) 578-0717

Email

yourlandhunter@gmail.com

Address

21475 State Route M

City / State / Zip

Newburg, MO 65550

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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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 relation 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

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Cuba, MO 65453

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