

60.9 acres with Grand River Access  
0000 Gentryville Trail  
Albany, MO 64402

60.900± Acres  
Gentry County

# HYBRID AUCTION

— March 7th —

L<sub>2</sub>  
REALTY INC



**60.9 acres with Grand River Access**  
**Albany, MO / Gentry County**

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**SUMMARY**

**Address**

0000 Gentryville Trail

**City, State Zip**

Albany, MO 64402

**County**

Gentry County

**Type**

Undeveloped Land, Riverfront, Hunting Land, Recreational Land

**Latitude / Longitude**

40.10845 / -94.3343

**Acreage**

60.900

**Property Website**

<https://l2realtyinc.com/property/60-9-acres-with-grand-river-access-gentry-missouri/96739/>



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### **PROPERTY DESCRIPTION**

#### **60.9± Acres | Grand River Access | Hybrid Auction – March 7, 2026**

This versatile 60.9-acre property delivers outstanding recreational value with a rare combination of river frontage, timber, and crop fields that create an ideal wildlife setting. Direct access to the Grand River provides excellent fishing opportunities along with prime waterfowl hunting potential during migration seasons. The river corridor naturally funnels ducks and geese, making this tract especially attractive for the serious waterfowler. Timbered areas along the river and throughout the property offer excellent cover, bedding, and travel corridors for whitetail deer. Adjacent crop fields further enhance the habitat by providing consistent food sources throughout the year. The blend of woods and open ground allows for strategic stand placement and effective hunting on multiple wind directions. Kayaking and canoeing opportunities add another layer of outdoor enjoyment, making the property appealing beyond hunting seasons. Whether you are pursuing trophy deer, chasing late-season mallards, or simply enjoying time outdoors, this property checks every recreational box.

From an investment standpoint, this farm offers immediate and long-term income potential. The tillable farmland is currently generating \$200 per acre in cash rent, providing dependable annual revenue. In addition, approximately 5 acres are enrolled in CRP, creating supplemental income with minimal management requirements. This diversified income stream helps reduce risk while increasing overall return on investment. The property also stands out as a strong candidate for a hunting lease, given its river access, quality habitat, and proven wildlife presence. Recreational leases in the area continue to be in high demand, offering an additional revenue opportunity for a new owner. With land values historically trending upward, this tract presents both income generation and appreciation potential. Whether held as a long-term asset or leveraged for multiple income streams, this property is well-positioned financially.

As productive cropland, this farm offers the stability and benefits that come with owning quality agricultural ground. The tillable fields are terraced to improve drainage and reduce soil erosion, promoting long-term soil health and sustainable yields. These conservation practices not only protect the land but also enhance productivity over time. Owning cropland provides a tangible asset that can hedge against inflation while offering consistent returns. Farmland ownership also brings flexibility, allowing owners to farm it themselves, lease it out, or transition acres into conservation programs as markets shift. The combination of productive soils and established improvements supports strong rental demand from local operators. Crop land remains one of the most reliable long-term investments due to its limited supply and essential role in food production. This farm blends stewardship, productivity, and versatility, making it an excellent addition to any land portfolio.

The property will be sold at auction using a **hybrid auction format**, allowing bidders to participate in person or online. **Online bidding opens March 5, 2026, with all bidding concluding on March 7, 2026.**

**Auction Date: March 7, 2026**

#### **Standout Features:**

- 60.9± acres of diverse land
- Productive, terraced tillable fields
- Timbered acreage providing strong wildlife habitat
- Direct access to the Grand River
- Excellent agricultural, recreational, and investment potential
- Hybrid auction format (live & online bidding)
- Online bidding opens March 5, 2026; bidding concludes March 7, 2026

Auction Terms (Hybrid)





ONLINE & LIVE. Online bidding will open at 8 am on 3-5-26 and the live auction will begin at 2pm on 3-7-26. Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.

There will be a 10% buyers premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between seller and buyer.

The property is selling subject to a reserve.

Bids submitted shall be "firm bids" available for seller's acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.

Final sales price will be calculated by 60.9 times the final bid plus buyer's premium.

Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to within five (5) days of notification and acceptance. Remaining balance due at the time of closing.

Closing of the sale bid purchase will be conducted on or before 4-7-26 at which time the seller shall deliver possession.

Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included.

Boundary property lines pictured are approximated for reference only. Boundary lines will be determined by stake boundary survey. / There will be no guarantee on any fence or property lines as the selling is of the legal description only.

Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties.

All terms announced the day of the auction take precedence over any other advertising.



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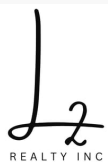
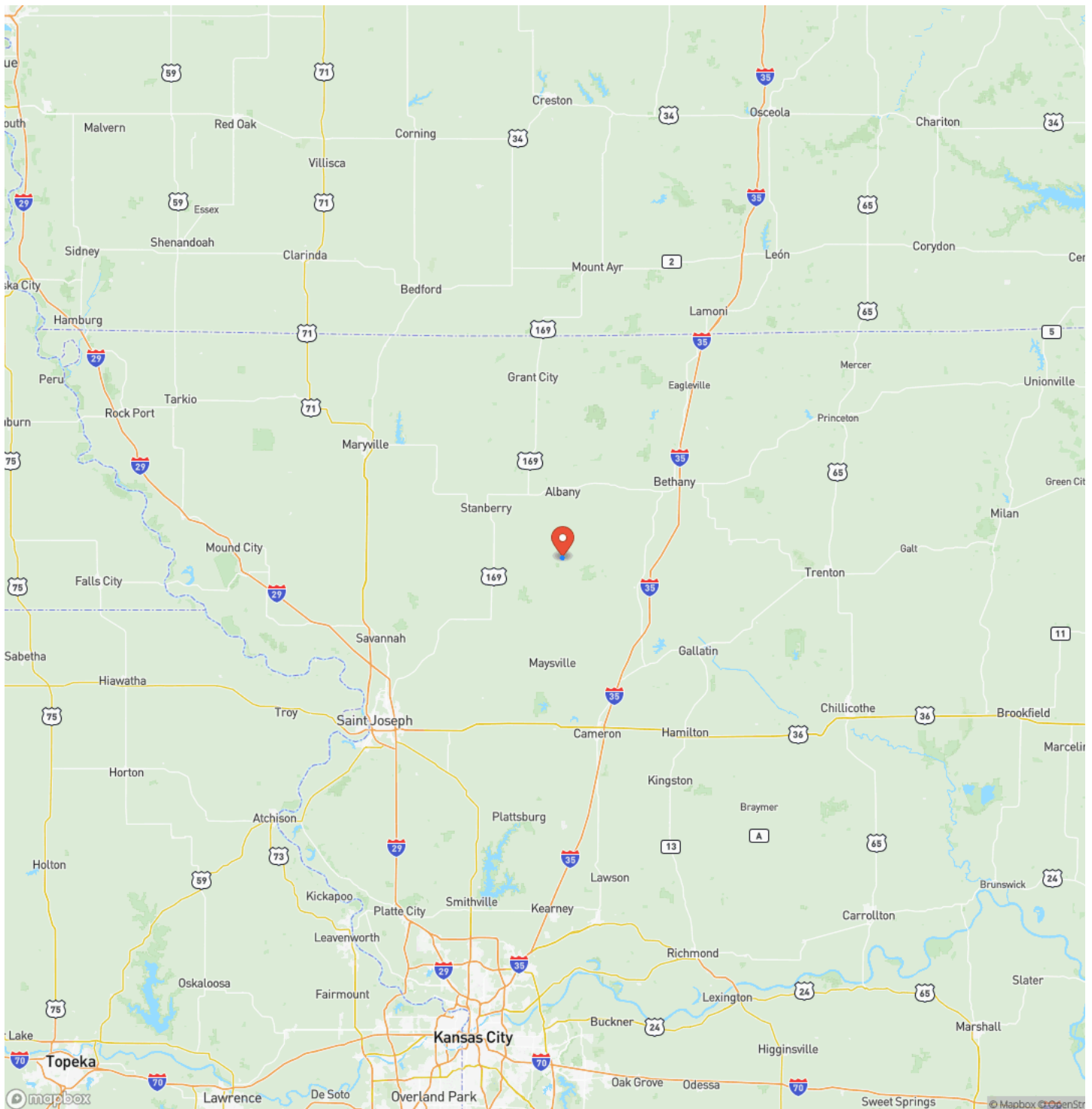
# Locator Map



## 60.9 acres with Grand River Access

## Albany, MO / Gentry County

## Locator Map



**MORE INFO ONLINE:**

**L2realtyinc.com**



## Satellite Map





**60.9 acres with Grand River Access**  
**Albany, MO / Gentry County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Cameron Foreman

## Mobile

(573) 567-6357

## Email

cforeman@l2realtyinc.com

**Address**

City / State / Zip

## NOTES

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**MORE INFO ONLINE:**

**L2realtyinc.com**

## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



**L2realtyinc.com**

## **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 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.





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