

Affordable Recreational Property with Tillable Cropland
TBD Y Ave
Westboro, MO 64498

\$198,000
33± Acres
Atchison County



Affordable Recreational Property with Tillable Cropland Westboro, MO / Atchison County

SUMMARY

Address

TBD Y Ave

City, State Zip

Westboro, MO 64498

County

Atchison County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.5097 / -95.221

Acreage

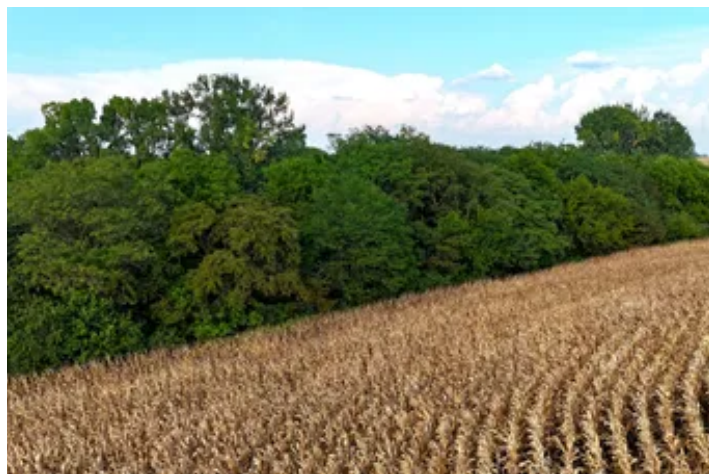
33

Price

\$198,000

Property Website

<https://greatplainslandcompany.com/detail/affordable-recreational-property-with-tillable-cropland-atchison-missouri/90870/>



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PROPERTY DESCRIPTION

Atchinson Co

Atchinson County, MO 33

Here is your chance to own a smaller recreational hunting farm in a great location with scenic views. This 33+/- acre farm offers an ideal blend of income and recreation with approximately 10.39 acres of hill ground tillable, serving as both cash rent potential and a strong destination food source for wildlife. There are several ideal blind locations that could make this property truly turn-key and ready to hunt this fall. Timber draws provide excellent bedding cover or a potential spot for a pond. The mature hardwoods provide great roosting locations for turkeys while also offering several tree stand locations. Located in a proven area for producing quality whitetails and strong turkey numbers, this property is ideal to deliver season after season. Maintained county road frontage along east side of the property provides good access and is only short distance from the Missouri/Iowa border. For more details or to schedule your private showing, please contact Listing Land Professional today.

Property Details:

Located Northeast of Tarkio, MO

10+ Acres of Cropland

Wooded Draws with Mature Timber

Several Ideal Blind Locations

Potential Ponds Sites

Great Hunting Opportunities

Low Taxes

Driving Instructions:

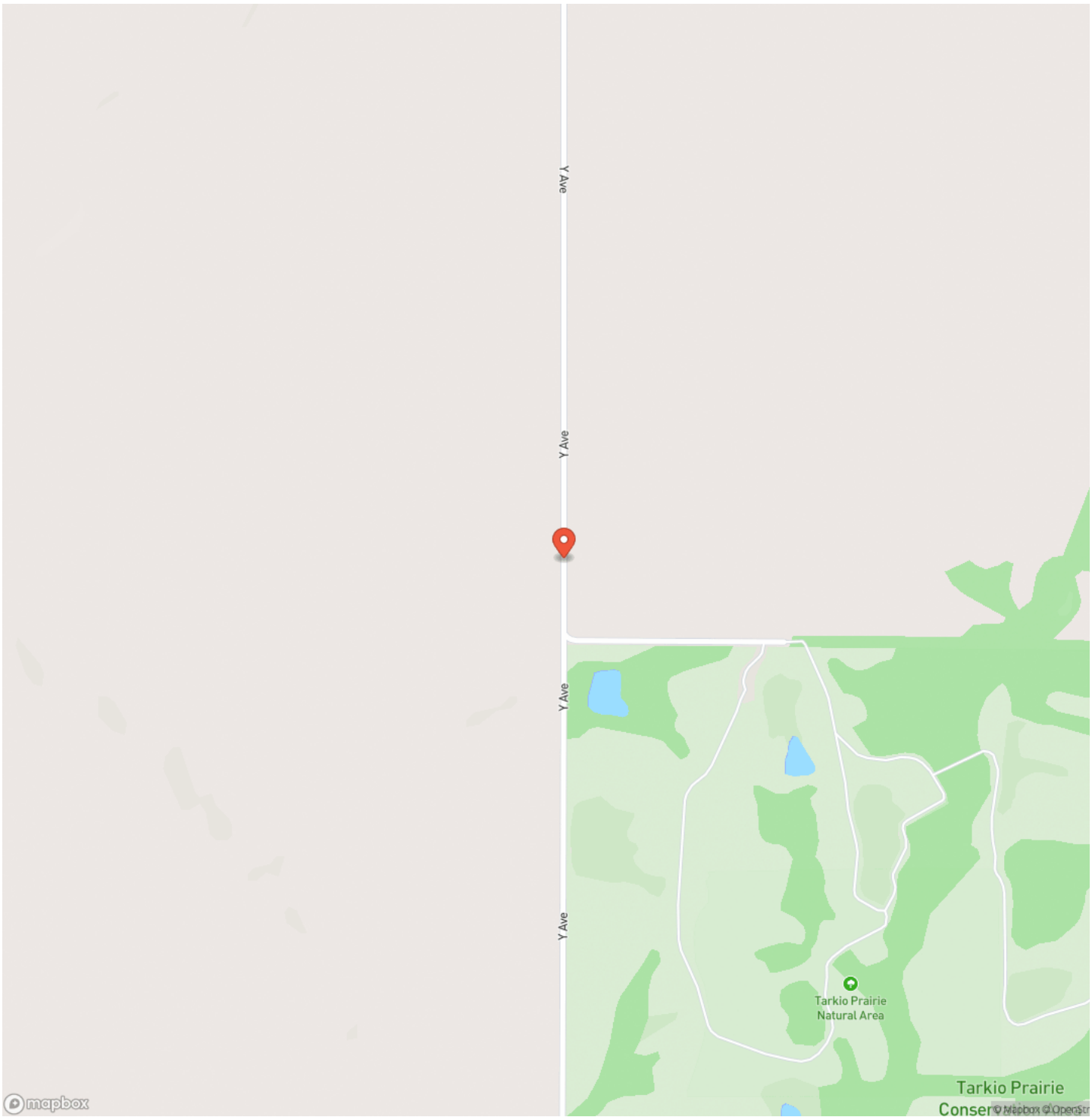
Blanchard, MO take State Highway M south for approximately 3 miles until you reach State Highway C then turn left (east), going 400ft until you reach Y Ave then turn right (south) and travel 1.82 miles until you reach the northeast corner of the property.

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

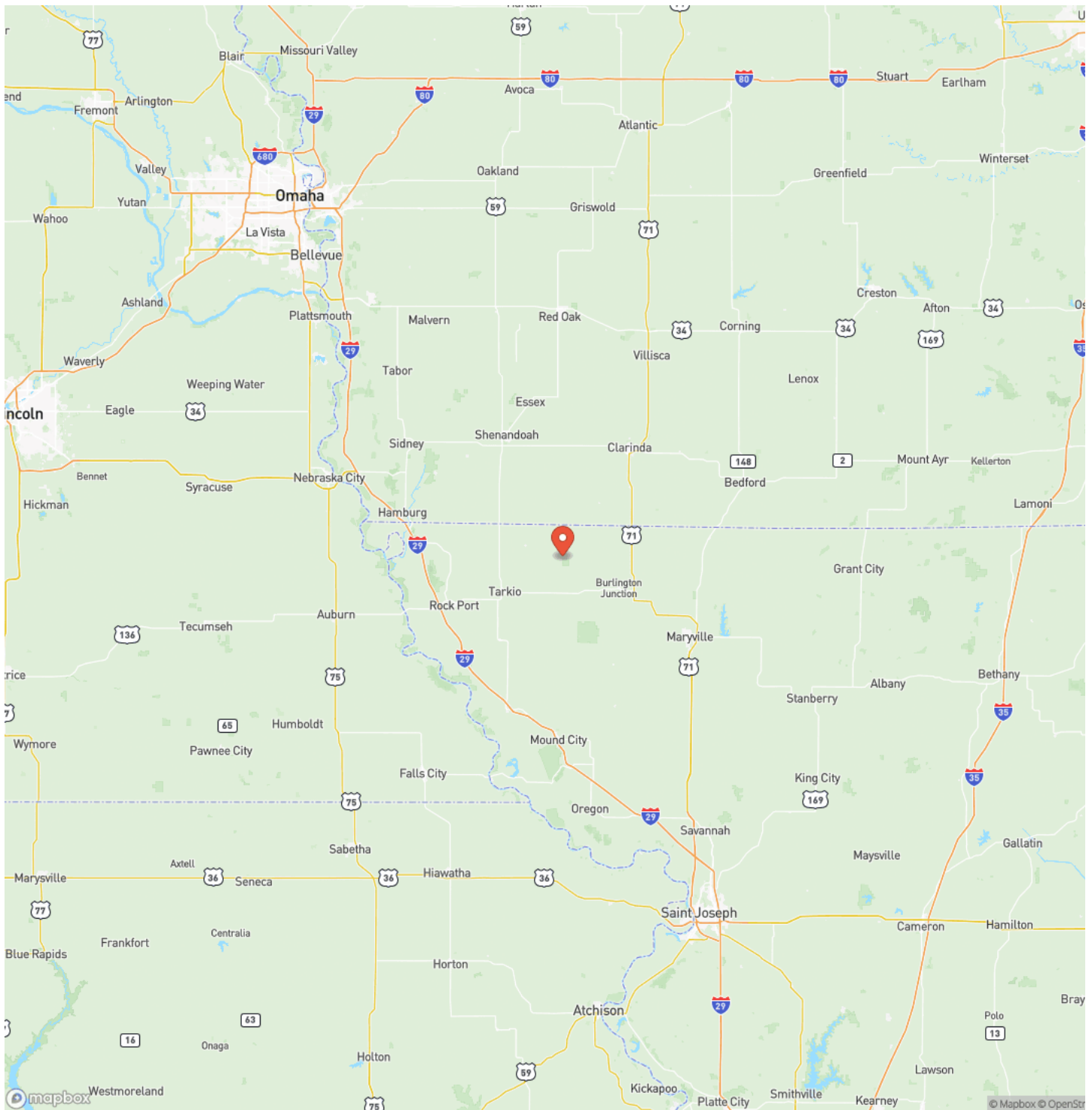
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

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, typical of notebook paper. There are no margins, text, or other markings on the page.



MORE INFO ONLINE:
greatplainslandcompany.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.



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