



## PIKE COUNTY, MO

**120 +/- Acres**

Welcome to 28450 Hwy M, a diverse 120-acre property in Middletown, MO that perfectly blends income potential with recreation. With 61 acres of tillable ground bringing in \$6,000/year in cash rent, this farm is already producing. The remaining acreage features a mixture of native grasses and mature timber, established food plots, and 3 elevated hunting blinds, making it a haven for deer and turkey with a strong history of success.

Enjoy trails throughout the property for easy access and management. The renovated double-wide trailer, updated just a year ago, provides a comfortable home or weekend retreat. Additional improvements include a 40x50 pole barn, rural water, rural electric, multiple hydrants across the farm, and blacktop road frontage for year-round accessibility.

**DEVAN SCHUCKENBROCK**

**CELL: (573) 470-4515**

**OFFICE: (636) 528-9500**

**DEVAN@AGRILANDCO.COM**





**DEVAN SCHUCKENBROCK**

CELL: (573) 470-4515

OFFICE: (636) 528-9500

DEVAN@AGRILANDCO.COM



# FIND YOUR DREAM FARM TODAY

**DEVAN SCHUCKENBROCK**

**CELL: (573) 470-4515**

**OFFICE: (636) 528-9500**

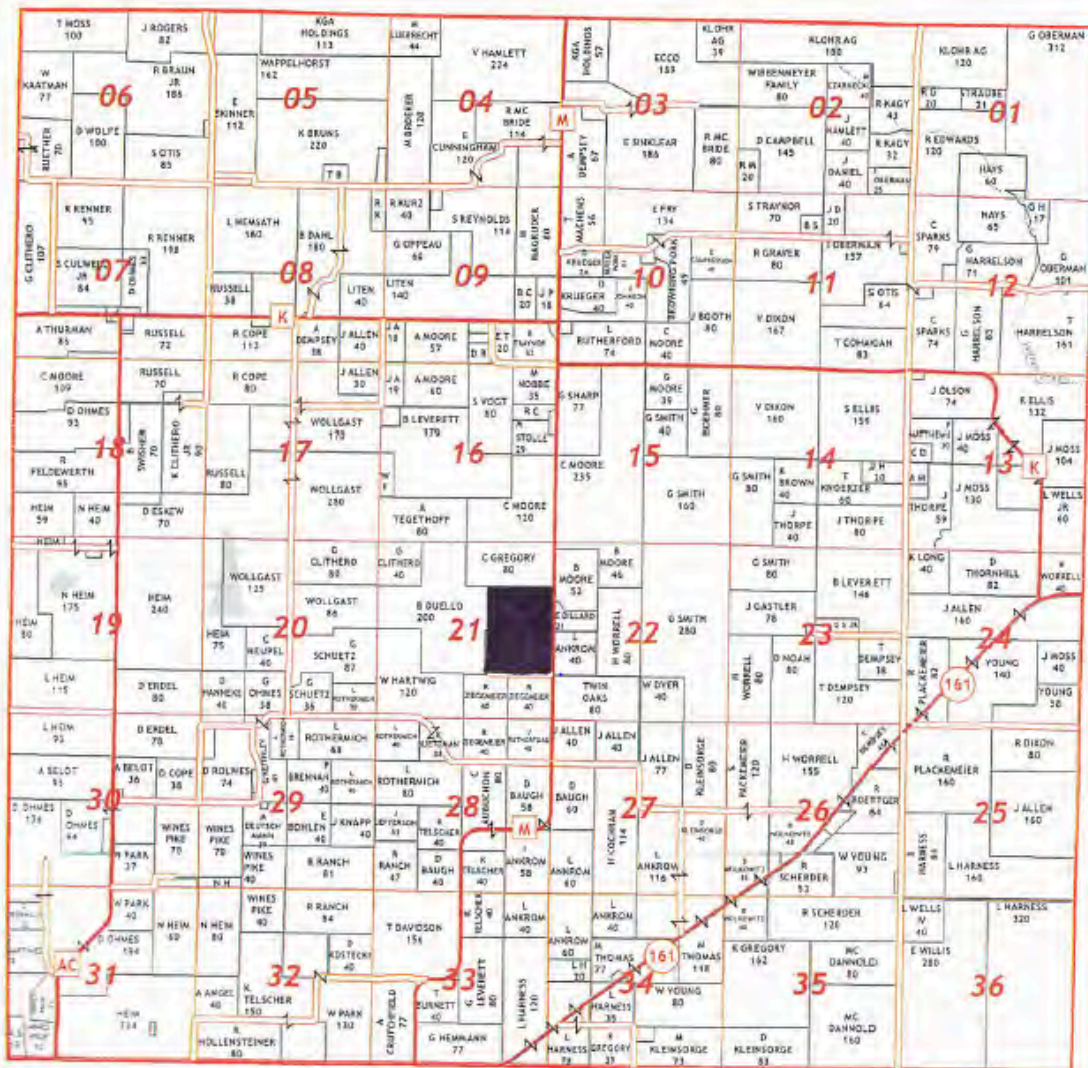
**DEVAN@AGRILANDCO.COM**



**Agri Land Co.**  
YOUR LOCAL FARM CONNECTION



**T51N R04W**



**DRIVING  
DIRECTIONS**

From Middletown, head East on MO-161 for approx. 3.3 miles, slight Left onto Hwy M for approx. 3 miles, turn Left to property on Right approx. .2 mile.