



## 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**

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OFFICE: (636) 528-9500

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# FIND YOUR DREAM FARM TODAY

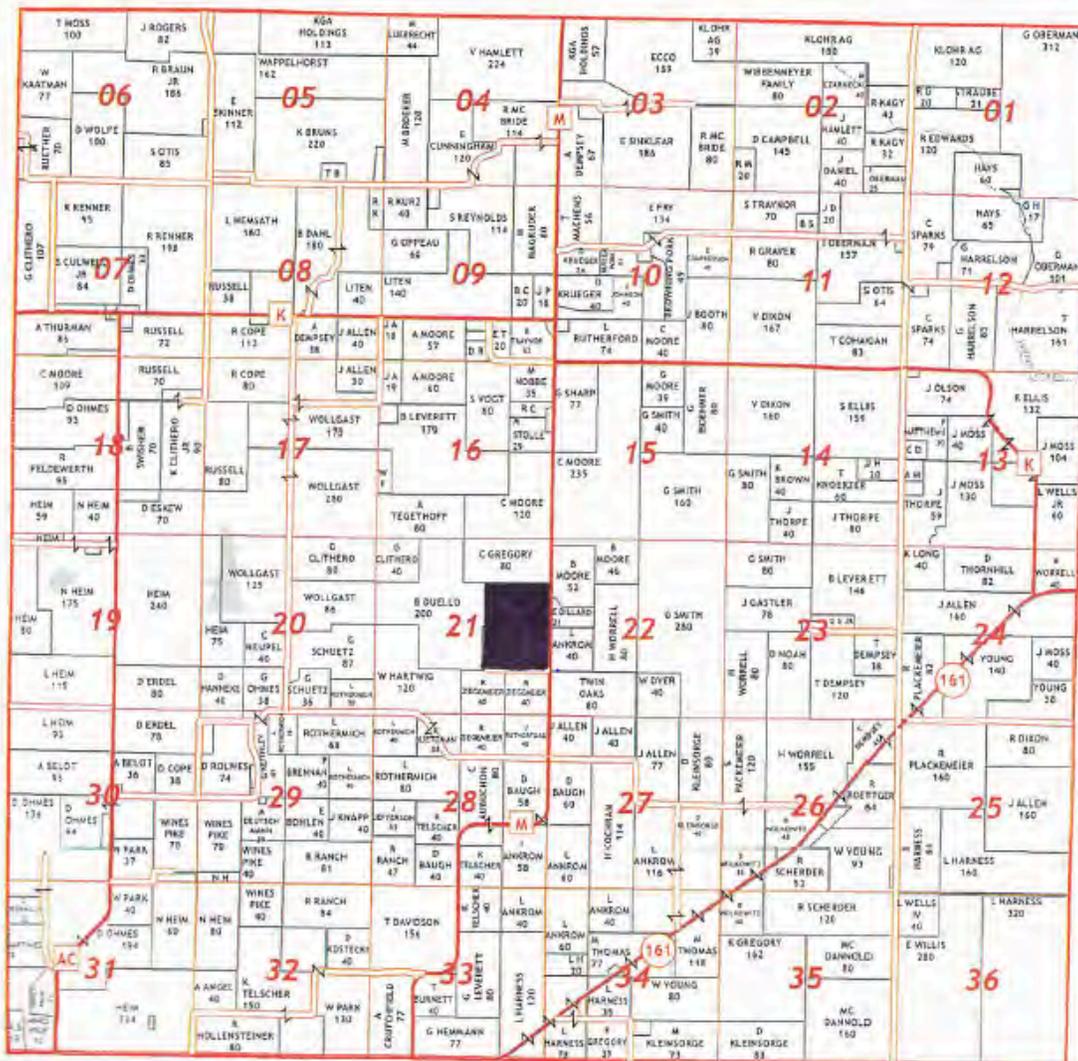
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**Agri Land Co.**  
 YOUR LOCAL FARM CONNECTION



**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.