

Premium 80 ac +/- Irrigated Farm tract for sale in
Mississippi County, Missouri
County Road 512
East Prairie, MO 63845

\$879,000
80± Acres
Mississippi County



Acres		Capabilities		WUPL	
FSA: 78.79 ac					
id	Description	Acres	%	CPI	NCPI CAP
0005	Topsoil silt loam, 0 to 1 percent slopes, rarely flooded	40.8	51.7%	-	85 1
0007	Topsoil fine sandy loam, 0 to 1 percent slopes	22.15	28.1%	-	71 2a
0008	Reefcut silt loam, 0 to 1 percent slopes, rarely flooded	12.85	16.3%	-	76 2a
0009	Reefcut silt clay, 0 to 1 percent slopes, rarely flooded	2.99	3.7%	-	51 3a
Totals 78.79 ac		0 CPI Average	77.62 NCPI Average	1.52 Cap. Average	



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East Prairie, MO / Mississippi County

SUMMARY

Address

County Road 512

City, State Zip

East Prairie, MO 63845

County

Mississippi County

Type

Farms

Latitude / Longitude

36.694262 / -89.244792

Taxes (Annually)

1149

Acreage

80

Price

\$879,000

Property Website

<https://www.mossyoakproperties.com/property/premium-80-ac-irrigated-farm-tract-for-sale-in-mississippi-county-missouri-mississippi-missouri/92662/>



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PROPERTY DESCRIPTION

Premium 80 +/- Acre Irrigated Farm Tract in Mississippi County, MO – A Legacy of Fertility.

Secure a productive 80-acre tract of premium agricultural land situated in the renowned Wolf Island region of Mississippi County, Missouri, just a quarter-mile west of the historic Towosahgy State Historic Site. This property is an exceptional investment, distinguished by its unique, high-performing soil types and recreational timber.

The tract boasts a superior soil profile, which includes the prized Tiptonville Silt Loam, Towosahgy Fine Sandy Loam, and Reelfoot Silt Loam. This blend of river-deposited earth is globally recognized for high crop yields and resilience, making it a cornerstone asset for any farming operation. To ensure maximum yield stability, the tillable acreage is efficiently irrigated by a center pivot system, guaranteeing consistent water supply throughout the growing season.

Historic Roots and Recreational Value:

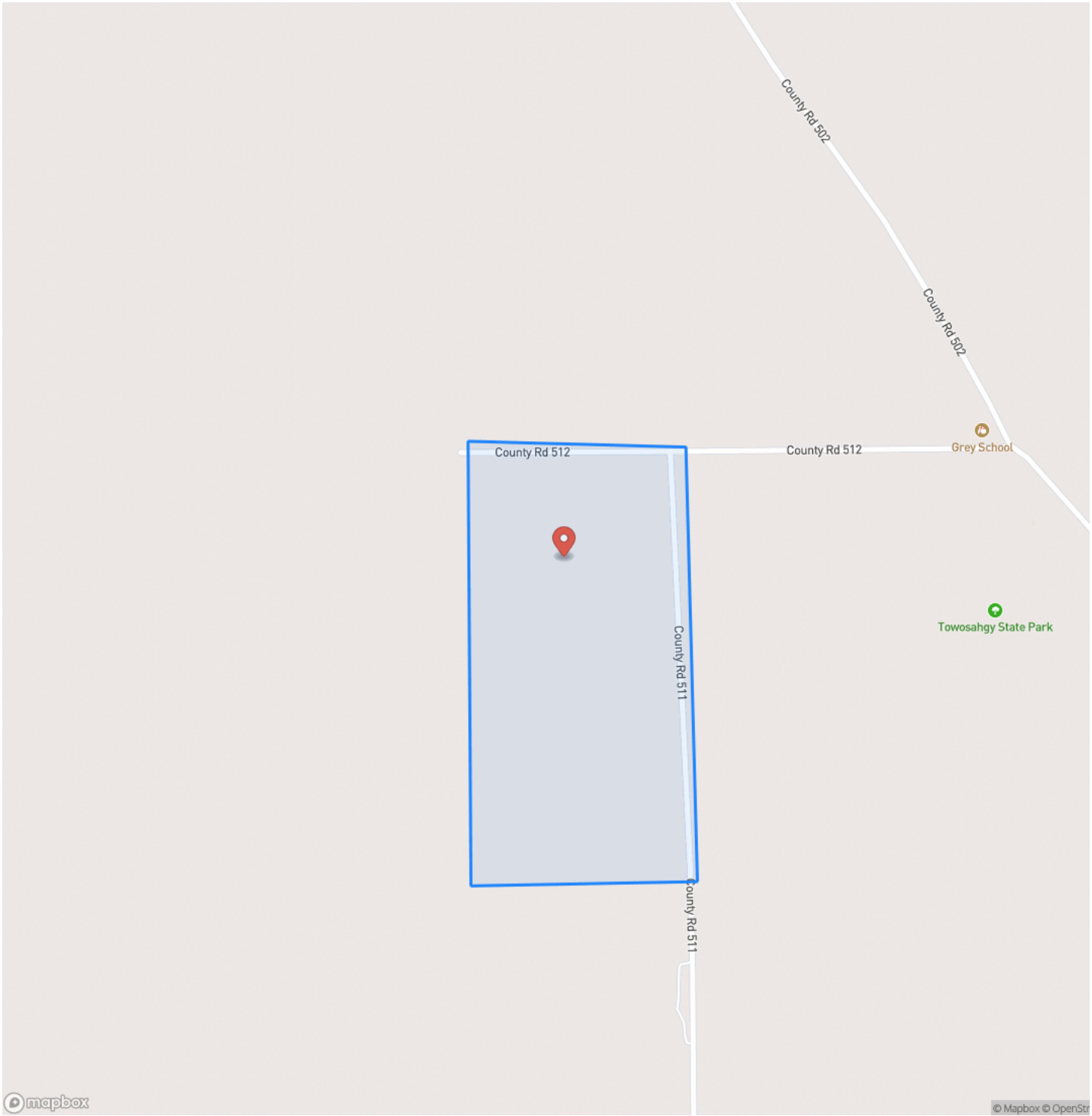
Beyond farming income, the property includes approximately 11 acres of woods, providing excellent habitat and a secluded spot for deer and other critters, or a quiet retreat. The history of this land is profound; its enduring fertility has sustained continuous production for centuries. This area, known to the Mississippian peoples as the heart of a powerful farming community at Towosahgy ("Old Town"), was the agricultural engine for one of the largest ancient villages in the region.

The farm offers solid, dependable access and is a turn-key asset, ready for the next season. Whether viewed as a high-performing financial investment or as the continuation of the land's rich agricultural tradition, this 80-acre parcel offers undeniable value.

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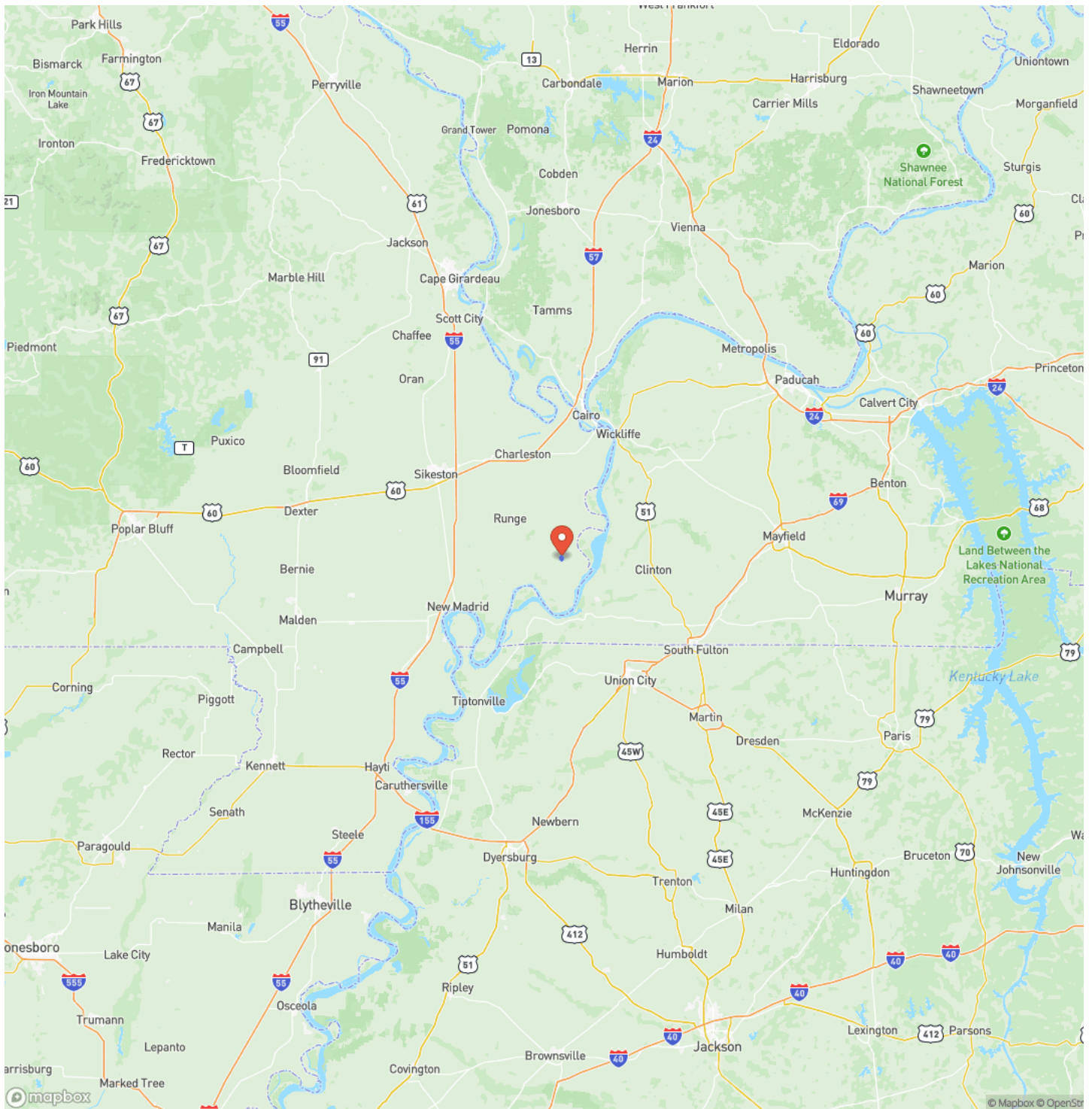


Locator Map



Premium 80 ac +/- Irrigated Farm tract for sale in Mississippi County, Missouri
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Locator Map



Satellite Map



**Premium 80 ac +/- Irrigated Farm tract for sale in Mississippi County, Missouri
East Prairie, MO / Mississippi County**

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:
MossyOakProperties.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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