

440 acres of Agricultural Row Crop Land for sale in
Mississippi County, Missouri
County Road 507
East Prairie, MO 63845

\$4,700,000
440± Acres
Mississippi County



440 acres +/-



description	Acres	%	CPI	MOGP	CAP
primarily silty clay loam, 0 to 1 percent slopes, rarely flooded	176.34	40.03%	-	77	2w
silty clay loam, 0 to 1 percent slopes, rarely flooded	134.85	30.74%	-	35	4w
loam silty clay loam, 0 to 1 percent slopes, rarely flooded	47.82	10.85%	-	66	3w
silty clay loam, 0 to 1 percent slopes, rarely flooded	42.96	9.75%	-	45	4w
loam silty clay loam, 0 to 1 percent slopes, rarely flooded	22.82	5.17%	-	66	3w
primarily very fine sand loam, 0 to 1 percent slopes, rarely flooded	0.66	0.1%	-	77	1
0 CPI Average	58.55 MOGP Average			3 Cap. Average	



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East Prairie, MO / Mississippi County

SUMMARY

Address

County Road 507

City, State Zip

East Prairie, MO 63845

County

Mississippi County

Type

Farms

Latitude / Longitude

36.714598 / -89.231853

Taxes (Annually)

4225

Acreage

440

Price

\$4,700,000

Property Website

<https://www.mossyoakproperties.com/property/440-acres-of-agricultural-row-crop-land-for-sale-in-mississippi-county-missouri-mississippi-missouri/92524/>



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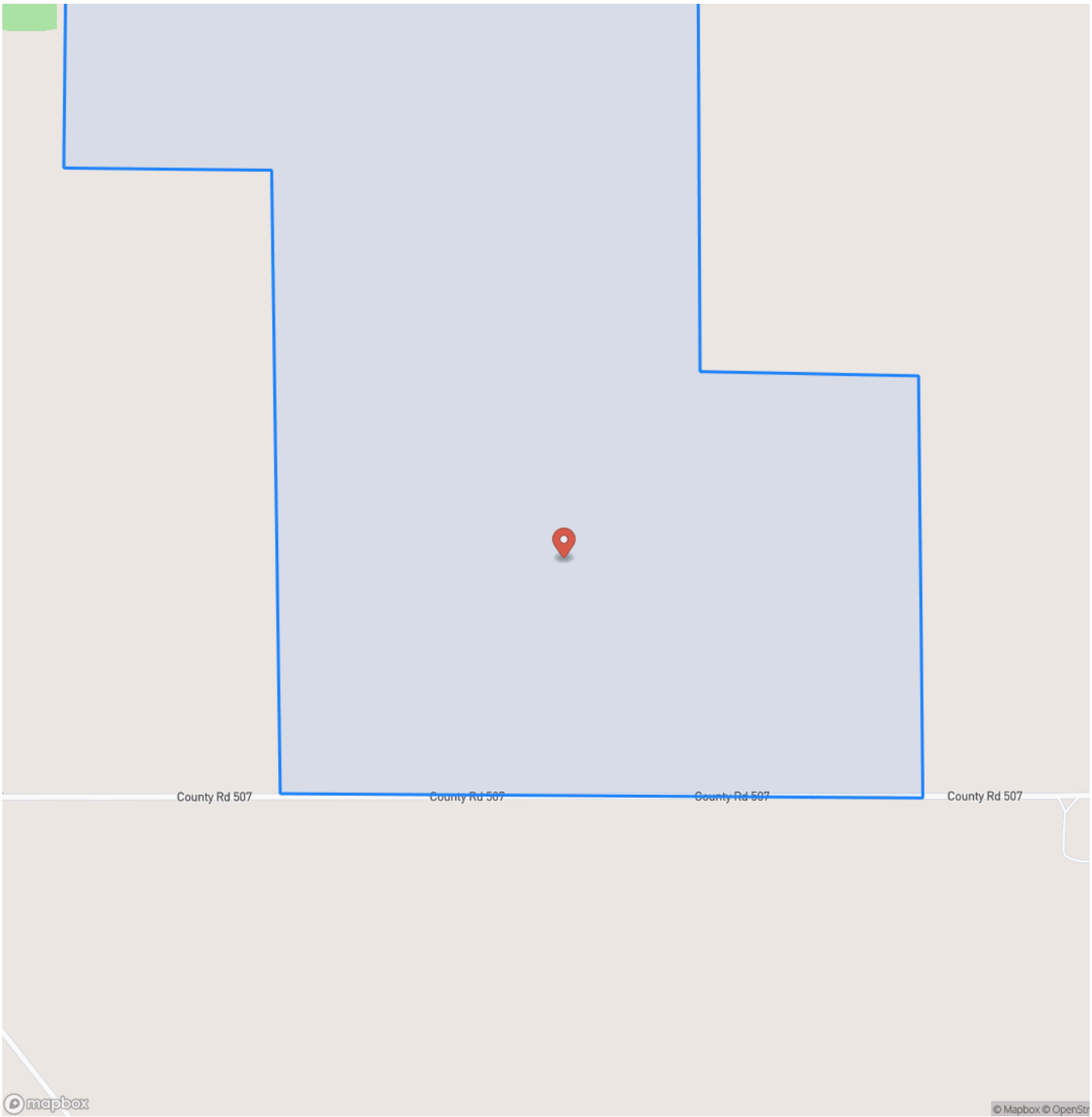
PROPERTY DESCRIPTION

Premium River Bottom Investment: 440 +/- Acres in the Wolf Island Region of Mississippi County, Missouri- An exceptional opportunity to acquire approximately 440 acres of highly productive, Mississippi River bottom row crop land in the renowned Wolf Island region of Mississippi County, Missouri. This property is an excellent agricultural asset, distinguished by its superior soils and irrigation capabilities. The history of this area is defined by the very land itself; centuries of Mississippi River floods deposited alluvial, nutrient-rich topsoil here, making the reclaimed lands some of the most sought-after and high-yielding acreage in the country. The fields consist primarily of Commerce Silty Clay Loam, alongside Sharkey Silty Clay and Mhoon Silt Loam—a composition known for its farming resilience and capacity to produce top-tier commodity crops, historically yielding over 200 bushel corn, 50 bushel soybeans, and 100 bushel wheat with room for improvement. To maximize this potential, the northern portion of the property is irrigated via a center pivot system, ensuring consistent water supply and yield stability. The farm offers solid, dependable access and system of field roads with solid drainage, further contributing to operational efficiency. This is a rare chance for both operators and investors to invest in blue-chip agricultural acreage—a turn-key, high-performing asset in the heart of the Missouri Delta. For those seeking to expand their operation, an additional 80-acre parcel is also available on County Road 512.

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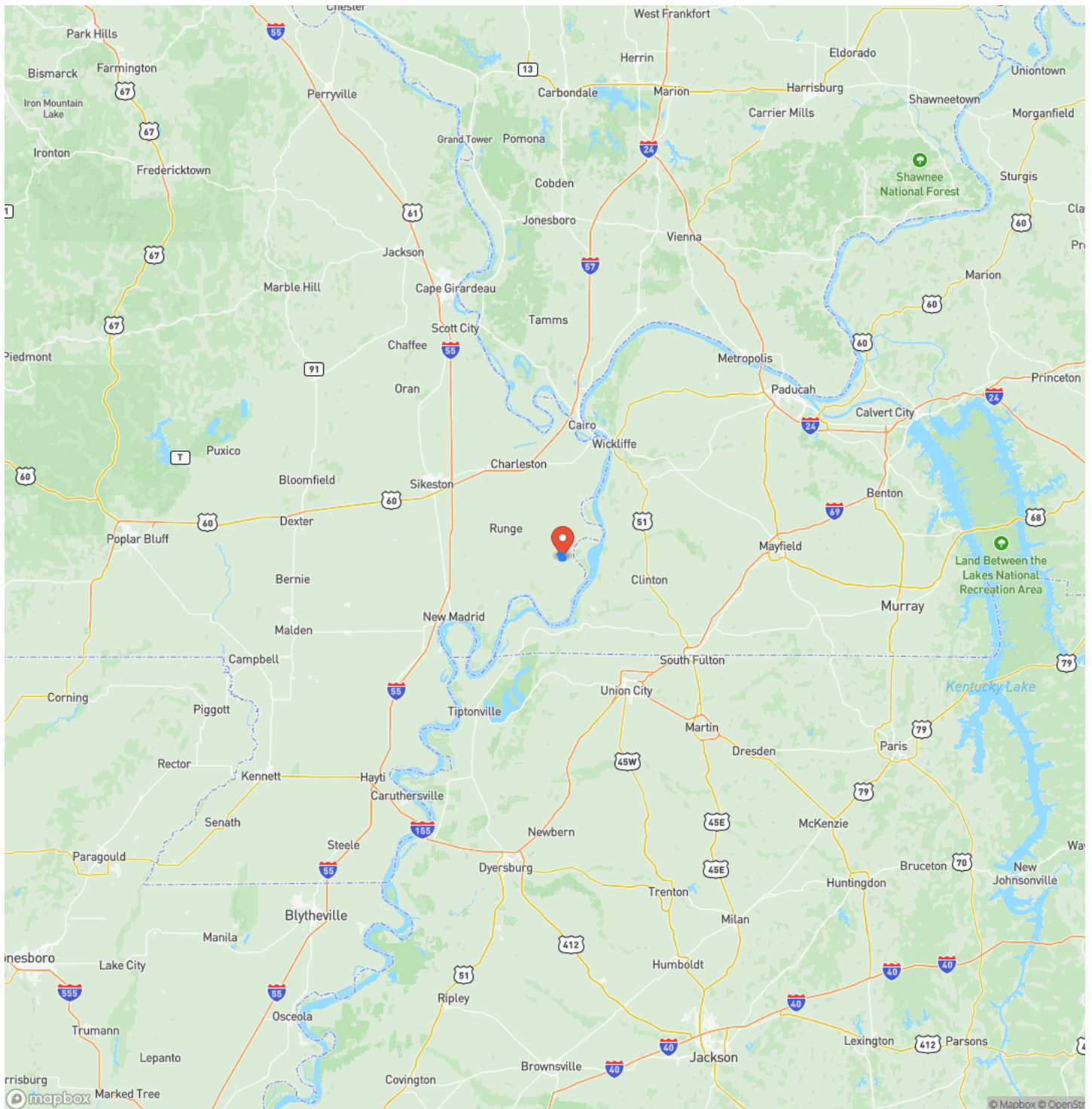


Locator Map



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Locator Map



MORE INFO ONLINE:

MossyOakProperties.com

440 acres of Agricultural Row Crop Land for sale in Mississippi County, Missouri
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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