

**Hwy J & Cr 207**  
**Benton, MO 64643**



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**MLS# 25009667**



**\$1**

This exceptional 610-acre property is located in Northern Carroll County, Missouri, with approximately 480 acres of prime tillable land. The farm boasts roughly 2.2 miles of road frontage along Highway J and County Roads 291 and 207. Farms of this caliber are rare to come by, with past yields reaching 270 bushels per acre for corn and an average of 65 bushels per acre for soybeans. In addition to its agricultural potential, the farm offers excellent hunting opportunities with a lease at \$15 per acre for 2025. The farm currently has a cash rent bid of 275\$ per tillable acre if desired for the investor, or can be sold open for the farmer. The farm has improved terraces and is only roughly 2 miles from the nearest grain elevator. The property will be sold through an online auction closing at 11 AM on March 22, 2025. It will be offered in six tracts: 77, 37.5, 159, 108, 154, and 75 acres. All tracts will be sold subject to surveyed acres, with all bids subject to approval by the seller.



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