

**000 County Road 440**  
Oran, MO 63771



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**MLS# MIS26028998**



**\$916,000**

A Legacy Investment: 80-Acre Income-Producing Farm For the first time in over 50 years, this prime 80-acre Scott County tillable farm is available to the public. Located near Oran, Missouri, this property represents a rare generational opportunity to own some of the most productive dryland cropland in the region. This farm is a proven high-yield income producer that has been meticulously cared for by the same family and the same farmer for decades. This farm has historically carried a 1/3-2/3 crop share agreement, providing a reliable, transparent annual income for the landowners. This long-standing gold standard agricultural investment arrangement reflects the high quality of the dirt and its consistent performance. Comprised of two tracts selling as one farm, the property is strategically positioned on the corner of two county roads in the heart of the Mississippi Alluvial Valley and offers effortless access for large equipment and transport. Its profile boasts an elite and diverse soil complex, including: Broseley & Malden loamy fine sands (approx. 50% Broseley) for exceptional drainage and early planting. Clana & Libourn fine sandy loams for excellent tilth and root development. Sikeston & Dundee silt loams and Roellen silty clay for the heavy-hitting fertility required for top-tier yields. This specific "Upper Delta" mix has a decades-long



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For full listing details, please scan:

