



## **TBD County Road 706, New Madrid County, Missouri, 140.4 Acres**

**\$1,117,000**

Great opportunity to purchase a high yielding, high bases, Southeast Missouri fertile row crop and waterfowl tract located in the heart of the Mississippi flyway. This 140+ acre New Madrid County Ag farm has excellent ag production as well as great SEMO waterfowl hunting opportunities. FSA Crop Bases are; Rice – 48.62, Soybeans – 95.67, and Wheat - 12.86. In recent years this farm has been cash rented and has primary been planted in beans or corn with yields ranging from 40-50 bu. for beans and around 175 bu. for corn. This farm has been setup and graded for Rice production and the four 16" wells provide easy irrigation and flooding options which greatly enhance the yield potential and hunting possibilities surrounding the waterfowl pit blind. The soils range from primary Roellen Silty Clay to Sharky Silty Clay Loam and Sharky Clay. Current Lease income is \$28,000 per year with an additional \$2,500 per year for the waterfowl blind lease.

### **Main Info**

- Street Address : TBD County Road 706
- Lot Size Acres : 140.4 Acres
- Postal / Zip Code : 63845
- Dwelling : No
- State / Province : Missouri
- County : New Madrid
- Closest City : East Prairie

### **Broker Info**



## **Dale Struempfh**

**Sports Afield Real Estate**

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Dale's strong Christian background molded him into the friendly, professional and family man that he is today. He is the 6th of 6 children which taught him the importance of sharing, negotiating, obeying, but most importantly, helping others. He's married to his high school sweetheart Kailin and they have 3 fun loving, ornery boys. Dale's outdoor addiction began by hunting trophy whitetails, chasing gobbling long beards and catching largemouth bass on the family cattle farm. Rural central Missouri has been the foundation for Dale's love of the outdoors and his appreciation for land. After graduating from Lincoln University, Dale quickly learned that his passion is not at a 9-5 desk job. Instead, in 2012, Dale made the leap into real estate as a land specialist and he hasn't looked back. 3 year later, Dale received his broker license and is the managing broker for both the Central Missouri and Kansas offices. After 11 wonderful years he has worked his way to countless awards and hundreds of satisfied clients. Whether it's for hunting, recreation, timber harvest, livestock farming or crops, Dale has extensive knowledge. Dale's love for hunting, fishing and cultivating land has diversified his background and ingrained a valuable knowledge to maximize land potential. Strong friendly negotiation skills combined with firm but respectful agent relations takes the hassle and stress from your purchase. If you are looking to sell, Dale prides himself on his ability to identify and highlight characteristic that will get you maximum dollar from your investment. If you want to purchase your next great adventure or hunting oasis, Dale will be patient until the perfect property is located. If you want a pushy sales man then you're looking in the wrong place. If you want to be truly satisfied with your destination property or your sales experience then Dale is the man for you. You can rest easy knowing that you're in good hands. Client satisfaction is Dale's top priority.

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