



**TBD W 182nd St., Harrison County, Missouri, 31.00 Acres**

**\$225,000**

This 31+/- acre tract in Harrison County offers the perfect mix of income production and outdoor recreation. With 22 acres of tillable ground currently in soybeans, the property generates approximately \$4,000 in annual income, making it an ideal investment opportunity for investors or landowners seeking to offset ownership costs.

The western boundary is lined by West Fork Big Creek, providing scenic views, water access, and a natural travel corridor for wildlife. Whitetail deer and wild turkeys are abundant in this area, offering excellent hunting opportunities!

Located just 7 minutes from Eagleville and 20 minutes from Bethany, the property sits on a quiet gravel road with easy access but offers a sense of seclusion that's hard to find. Whether you're looking for a weekend retreat, hunting property, or a small farm with income, this tract checks all the boxes!

Currently a hunting lease that runs through December.

**Main Info**

- Street Address : TBD W 182nd St
- Lot Size Acres : 31.00 Acres
- Postal / Zip Code : 64467
- Dwelling : No
- State / Province : Missouri
- County : Harrison
- Closest City : Eagleville

## Broker Info



### Dale Struempf

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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