

LAND

FOR SALE

Jackson County, MO

54
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:
2023036088

109 E Main St
Perry, MO 63462

BRAD ANDERSON
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HIGH POINT
LAND COMPANY

www.HIGHPOINTLANDCOMPANY.COM





Summary of Property

54+/- Acres • Jackson County, MO

Listing Price: \$900,000

DESCRIPTION

Nestled in a prime location, this exceptional property boasts a quarter mile of paved road frontage, providing seamless accessibility for a multitude of potential uses. Upon entering, you are greeted by two tranquil ponds and expansive, level building sites situated at the forefront of the property, offering an ideal canvas for development. The front portion is characterized by its mostly open landscape, while the back third is adorned with mature timber, creating a serene retreat and offering ample opportunities for recreational activities such as hunting.

With minimal clearing, this versatile property can be transformed into fertile cattle pasture, catering to agricultural pursuits. Its strategic location near Interstate 44 and the town of Strafford, Missouri, further enhances its appeal, presenting a myriad of commercial possibilities for discerning investors. Whether you envision a peaceful rural estate, a thriving cattle farm, or a strategic commercial hub, this property offers the perfect blend of natural beauty and practical potential, making it a truly remarkable investment opportunity.

Property Address:

9350 E Farm Rd 104, Strafford, MO 65757

Property Features:

- Utilities available at the Northwest corner of the property
- Great building locations on much of the property
- 2 ponds
- This property has a quarter mile of paved road frontage
- Only a half mile from Interstate 44.

Driving Directions:

Exit from Interstate 44 on to State Hwy 125 in Strafford MO and go South to Old Rt 66. Head East on Old Rt 66 to Farm Road 245 and head South to Farm Road 104. This intersection is the North West corner of the property.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

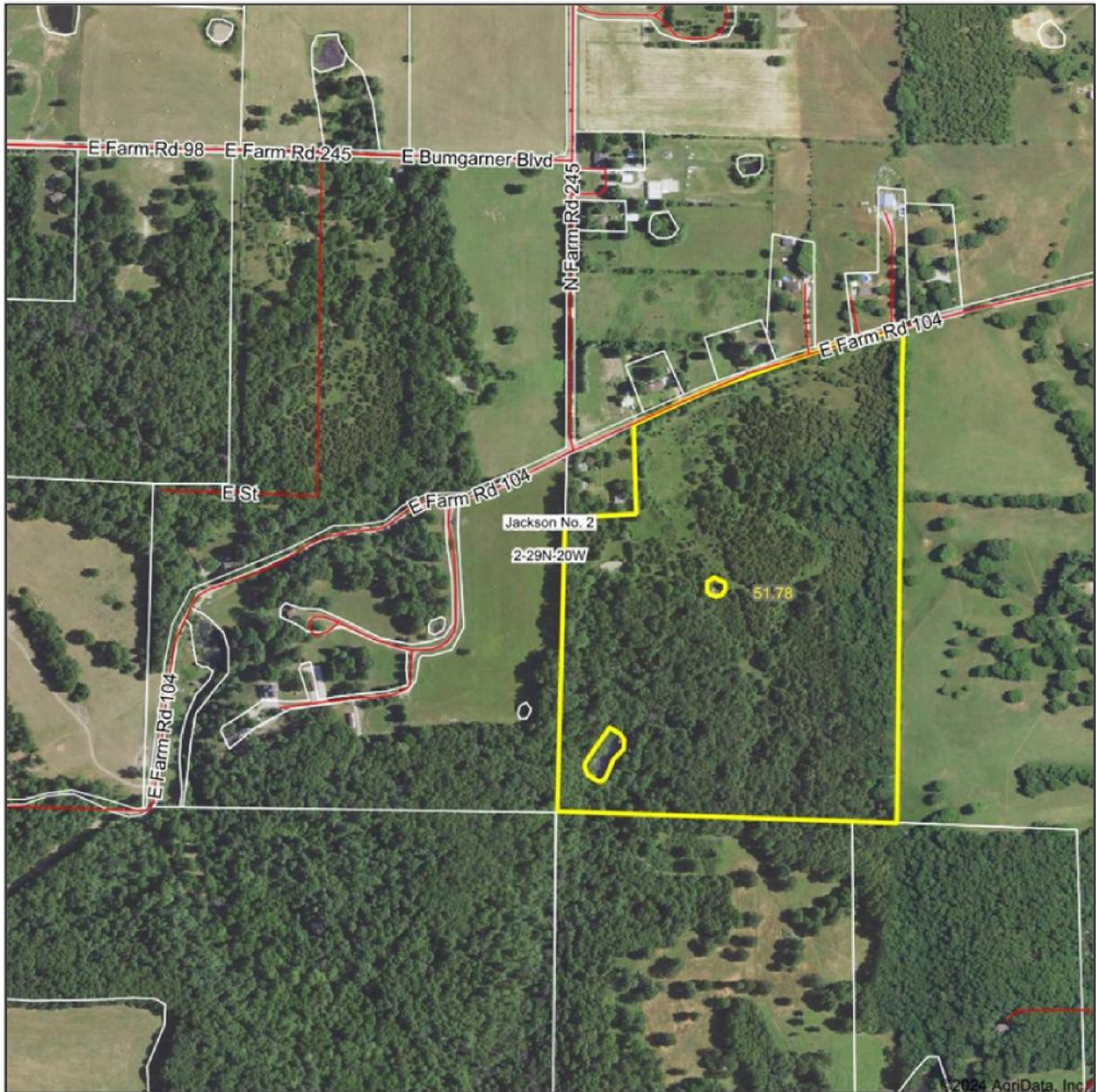
Property Photos



75,000
ACRES SOLD

Aerial Map

Aerial Map



Boundary Center: 37° 15' 36.72, -93° 5' 14.8

0ft 626ft 1253ft

2-29N-20W
Greene County
Missouri



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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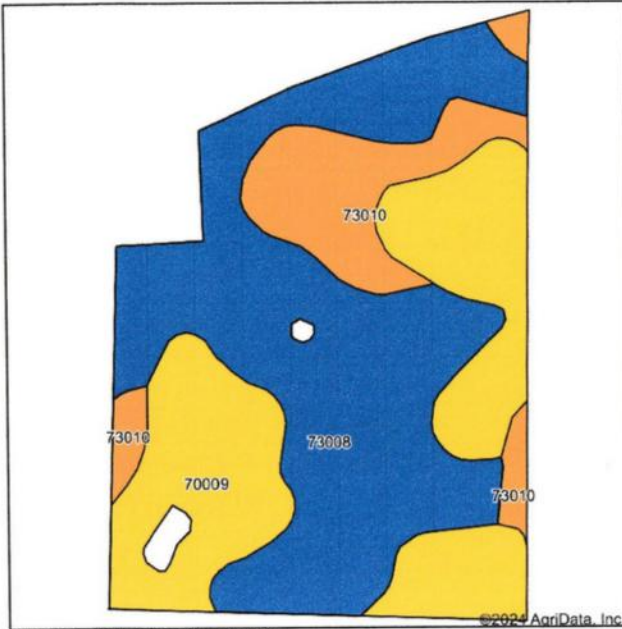
3/11/2024

Field borders provided by Farm Service Agency as of 5/21/2008



Soil Map

Soils Map



State: **Missouri**
 County: **Greene**
 Location: **2-29N-20W**
 Township: **Jackson No. 2**
 Acres: **51.78**
 Date: **3/11/2024**



Soils data provided by USDA and NRCS.

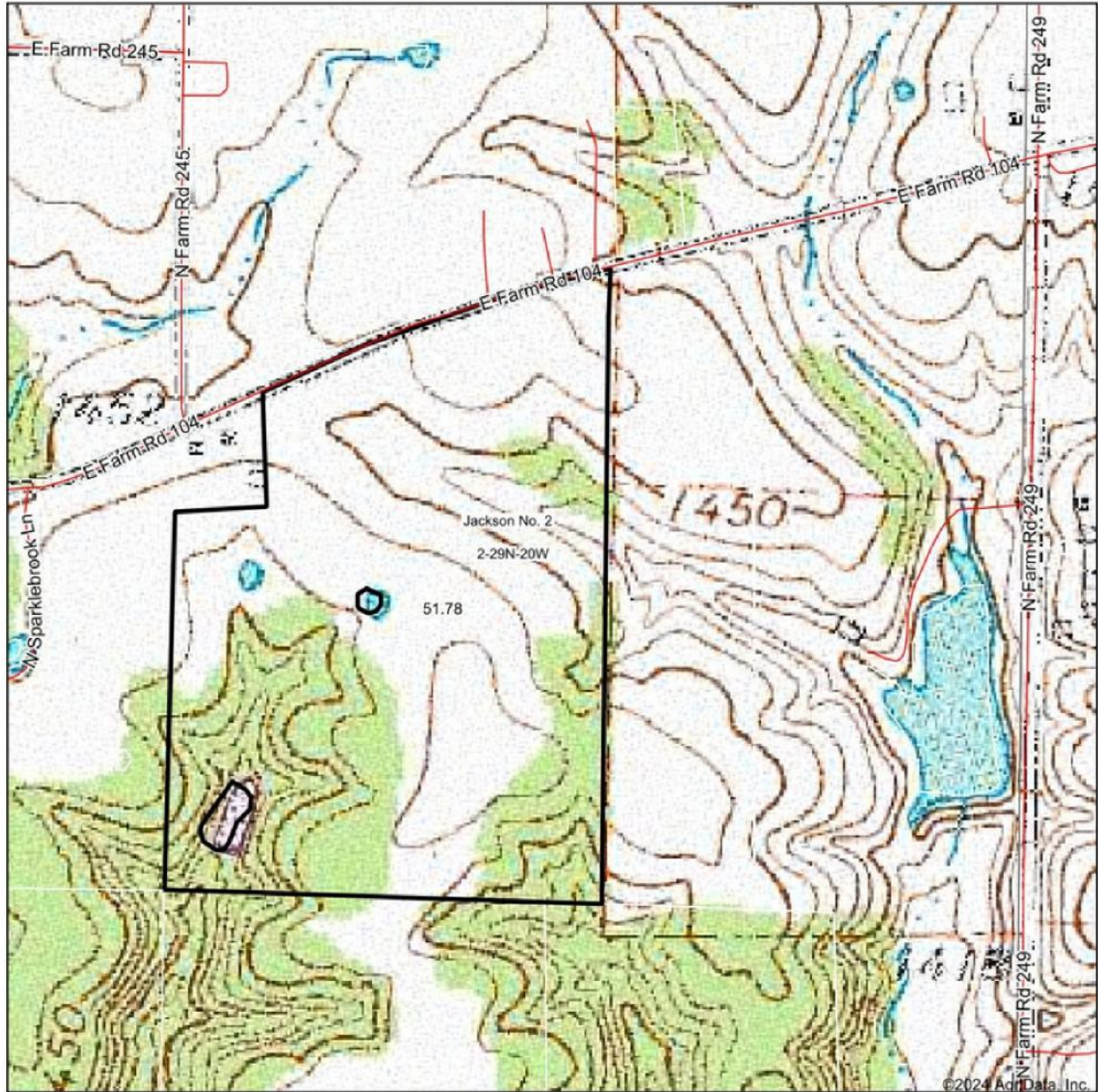
Area Symbol: M0077, Soil Area Version: 29																						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	Tall fescue seed Lbs	Warm season grasses Tons	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
73008	Viraton silt loam, 2 to 5 percent slopes	26.20	50.6%	■	Ile	3	6	4	1	2		5	5	5	6	6	1	48	47	32	42	41
70009	Goss gravelly silt loam, 8 to 15 percent slopes	17.87	34.5%	■	IVe	4	7	5	3			6	5	5	16	7		57	56	44	39	47
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	7.71	14.9%	■	IIIw	2	3	1				1	2	2		3		49	49	33	34	33
Weighted Average						2.84	3.2	5.9	3.9	1.5	1	4.7	4.6	4.6	8.6	5.9	0.5	*n 51.3	*n 50.4	*n 36.3	*n 39.8	*n 41.9

*n: The aggregation method is "Weighted Average using all components"

75,000
ACRES SOLD

Topo Map

Topography Map



Map Center: 37° 15' 37.92, -93° 5' 8.43

0ft 487ft 974ft

2-29N-20W
Greene County
Missouri

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 **surety**
CUSTOMIZED ONLINE MAPPING
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3/11/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Wetlands Map



State: **Missouri**
 Location: **2-29N-20W**
 County: **Greene**
 Township: **Jackson No. 2**
 Date: **3/11/2024**

Maps Provided By:



Classification Code	Type	Acres
PUBGh	Freshwater Pond	0.53
PUBFh	Freshwater Pond	0.06
Total Acres		0.59

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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+/- ACRES

JACKSON COUNTY, MO

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