

311 Highway P
Liberal, MO 64762



Powered by lakefrontexpo.com

MLS# SOM60320821



\$2,170,000

This diverse and productive farm offers a strong blend of income potential, natural beauty, and long-term value. With approximately one-quarter of the property in timber, the land provides excellent habitat for wildlife along with recreational appeal, while the balance of the acreage is well-suited for agricultural use. The terrain gently slopes to the east, with the majority of the tillable ground ideally positioned on the eastern side of the property, enhancing both drainage and usability. Currently operated under a share-crop arrangement, this farm presents an immediate opportunity for income generation. The soil composition is highly favorable, featuring a strong mix of Class II soils known for productivity and versatility. Approximately 76.06 acres consist of Barden silt loam (1-5% slopes) with an NCCPI rating of 75.5, offering dependable yields. An additional 48.32 acres of Radley-Verdigris soils (0-2% slopes, occasionally flooded) boast an impressive NCCPI rating of 90, indicating excellent agricultural capability. Complementing this is 28.82 acres of Barco loam (2-5% slopes) with an NCCPI of 58.7, rounding out the farm's diverse soil profile. The property is comprised of approximately 81.2% Flood Zone X, classified as an area of minimal flood risk, providing peace of mind and stability for long-term farming operations. Whether you're looking to expand



James I. Hunter, IV

Phone: (417) 850-5355

PRO 100 Inc., REALTORS

For full listing details, please scan:

