

**Tbd State Route Nn**  
Liberal, MO 64762



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MLS# SOM60321110



**\$852,800**

: This productive and predominantly tillable farm offers an excellent opportunity for both investors and operators alike. Currently in a share crop agreement through harvest, the property provides immediate income potential while preserving long-term flexibility for future use. The land features a strong soil profile, including approximately 52 acres (42%) of Class II Barden Silt Loam with 1-5% slopes and 46 acres (36%) of Class III Parsons Silt Loam with 1-3% slopes--well-suited for consistent row crop production. With an average NCCPI score of 66, this farm demonstrates solid productivity and dependable yields. A branch of Drywood Creek winds through a portion of the acreage, adding natural character and a potential water source, while still maintaining a high percentage of usable ground. Approximately 80% of the property lies within Flood Zone X, indicating an area of minimal flood hazard. Historically utilized for corn, soybeans, and grass production, this tract is well-established and ready to continue its agricultural legacy. Whether you're looking to expand your current operation or invest in quality farmland with income in place, this property checks all the right boxes.



**James I. Hunter, IV**

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