

Raymer Ranch

490.00 Acres

Sullivan County, MO

\$2,999,000



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Activities & Amenities

Cattle/Ranch
Farm/Crops/Ag
Food Plots
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Waterfowl
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Timber
Wooded

Land Details

Address: 61460 Highway HH, Green
City, Missouri 63545, USA
Closest Town: Green City
Total Acres: 490.00

Building Details

Homes: 2
Style of Home(s): Farm House
Bedrooms: 5
Full Bathrooms: 3
Basement: None
Parking Types: Driveway
Outbuildings: 2
Fence Type: Barbed



Property Summary

The Raymer Ranch spans 490+/- acres of highly productive tillable and cattle ground. The ranch has multiple homes, boasts top notch hunting, and is located just a few miles south of Green City!





Land

This incredibly diverse and well rounded property is located just south of Green City, Missouri. The northern portion is set up to run a large cattle operation. With good fence around the perimeter and cross fencing throughout dividing the land into multiple pastures or paddocks. Several ponds and waterers are strategically placed offering a great water source to livestock as well as wildlife. A couple of the ponds are also fully stocked with bass, bluegill, and catfish, adding to the recreational enjoyment. The southern portion is currently in row crop production producing high quality yields, over 200 bushel/acre corn, and has been farmed with intention and care for several years. A large portion of existing grass will be transferred into tillable acreage as well allow for approx. 250 acres of total tillable acres. Two modest farm houses are found on this tract of land. The homes would be ideal for a care taker facility or the perfect weekend get away and hunting cabin. This area of Missouri is known worldwide for its large number of whitetail deer and the trophy caliber bucks that it produces. It also boasts one of the highest densities of wild turkeys in the state is also in this area. Both deer and turkey tags for residents and non residents in Missouri can be purchased over the counter. For your personal qualified showing contact Jeff Lovan or Allen Treadwell





Land

- Established Cattle Operation
- High Yielding Tillable Acreage
- Perimeter and Cross Fencing
- Multiple Stocked Ponds
- Paved and County Road Frontage
- 2 Modest Houses/Hunting Cabin
- Exceptional deer hunting
- Adjoining Cattle Lease Available
- Current Hunting Lease Income
- Rural Water
- Multiple Access Points
- Over the Counter Hunting Permits

Location

- 27 Miles to Kirksville, MO
- 2 Hours to Kansas City, MO
- 2 Hours to Columbia, MO
- 2.5 Hours to Des Moines, IA

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BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

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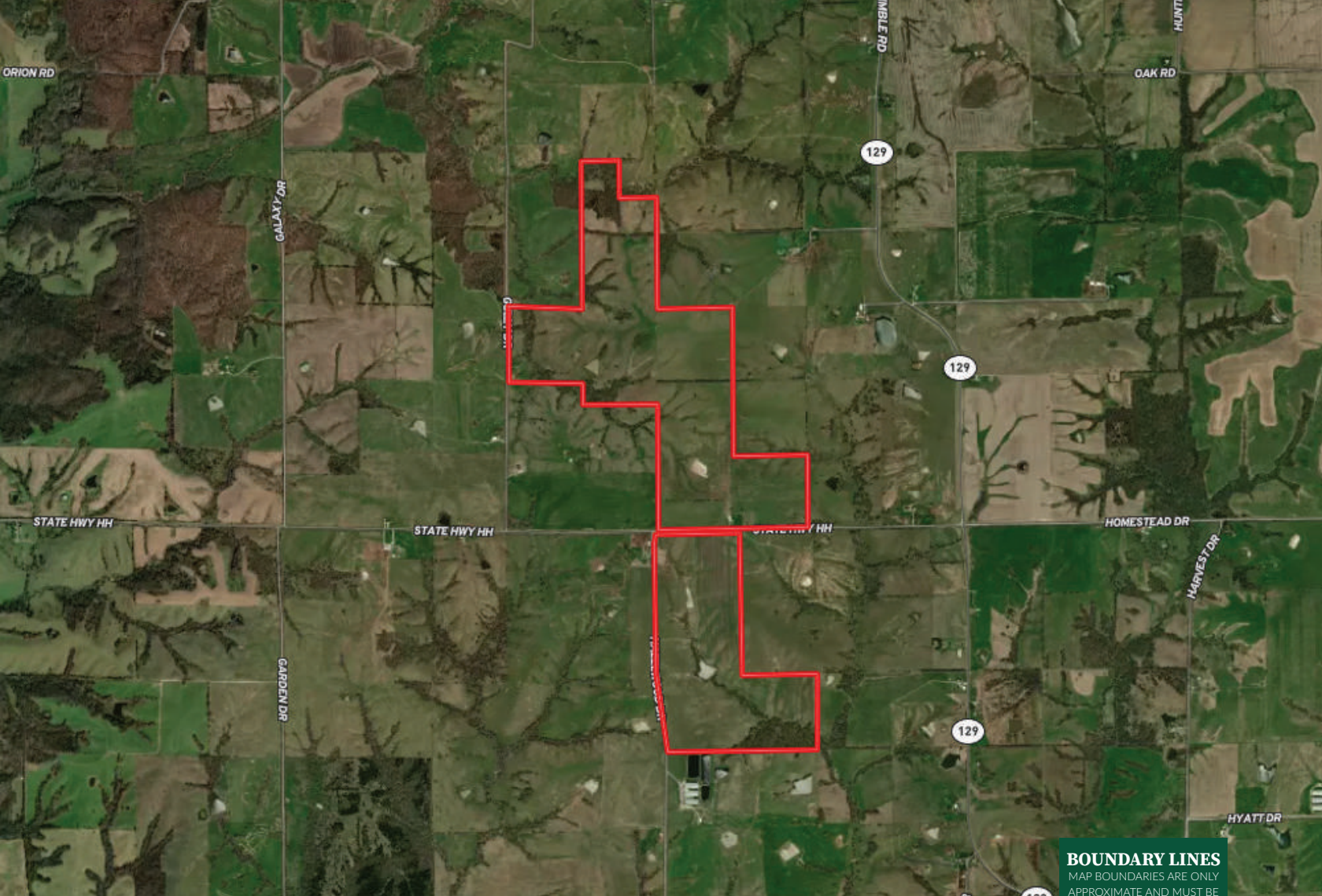


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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