

# FOR SALE

MADISON, MISSOURI  
MONROE COUNTY

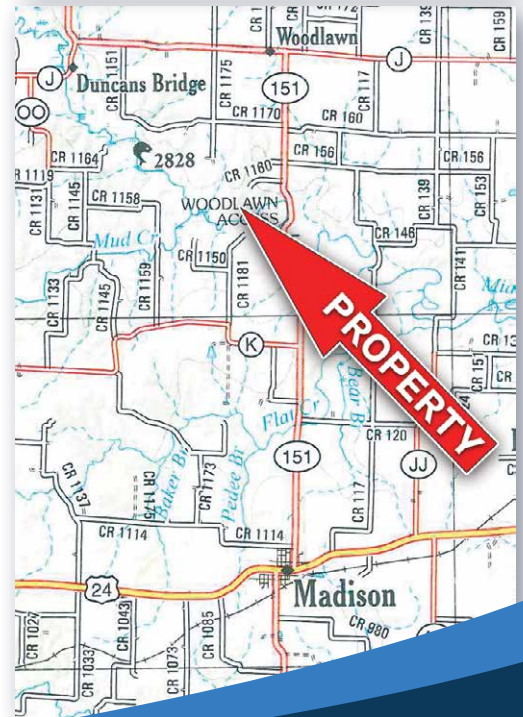
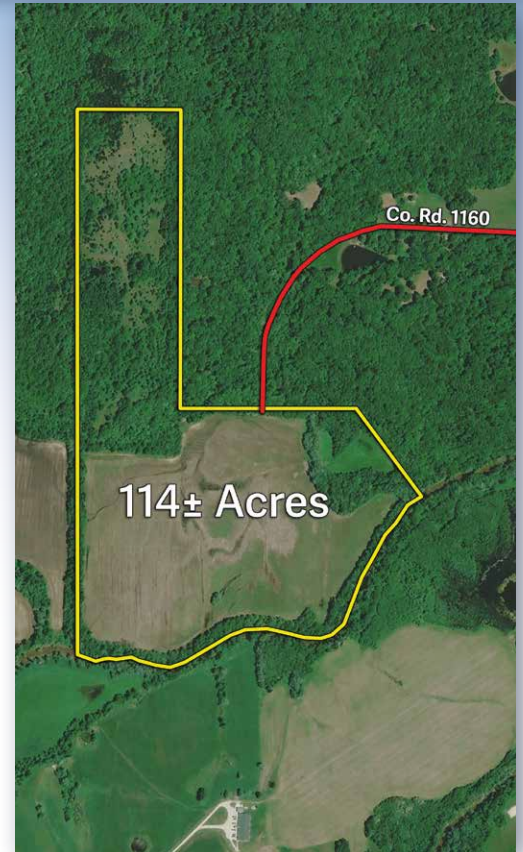
Productive Tillable Land • Great Hunting  
Salt River Frontage • Mature Hardwood

## 114 ACRES

Nestled in the heart of Monroe County, Missouri, this 114-acre farm is a prime example of a land investment that blends income and recreational aspects perfectly. With 60 acres m/l of fertile, tillable farmland, the property offers good cash rent for a steady stream of income while the remaining acreage is made up with big, mature hardwoods and river access.

The characteristics of this farm and its secluded location make it a hunter's paradise. The expansive hardwood timber and thickets in the hills coupled with big tillable field and timber along the Salt River make the perfect layout for wildlife, attracting deer, turkey, and other game.

The farm is accessed via easement from Monroe Road 1160 keeping traffic and pressure to a minimum while also creating the perfect setup for accessing stand locations. If you're looking to invest in a grand slam hunting property with good income, this Monroe County property presents the perfect blend.



Asking Price: \$741,000

Please call Scott Gander at 660-676-1479  
to set up a private showing.

**PEOPLES**  
LAND COMPANY LLC

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