

# FARMLAND

Listing  
#18506

# FOR SALE



# DAVIESS COUNTY, MO

**79.33 Acres M/L**



# Property Description

79.33 Acres of Exceptional Cropland with  
Recreational Potential in Daviess County, Missouri

Discover a productive 79.33 m/l acre farm located in section 25 and section 36 of Daviess County, Missouri. This rural property features an estimated 64.08 m/l FSA cropland acres currently in corn production for the 2025 season.

This property also offers a strong investment opportunity for an income producing asset. The land is currently under a cash rent agreement, with the lease set to terminate, making this farm open for the 2026 crop season.

Bordered by Interstate 35 to the east and offering multiple access points on its western border, this tract boasts good accessibility for both agricultural and recreational use. Approximately 15± acres of established timber provide exceptional cover over rolling terrain for deer, turkey, and other wildlife—making this a great dual-purpose property for both farming and outdoor enthusiasts.

Whether you're looking to expand your row crop operation, invest in income-producing farmland, or enjoy a private hunting retreat with easy access, this farm deserves your attention.



**Listing**

**#18506**

**Price**

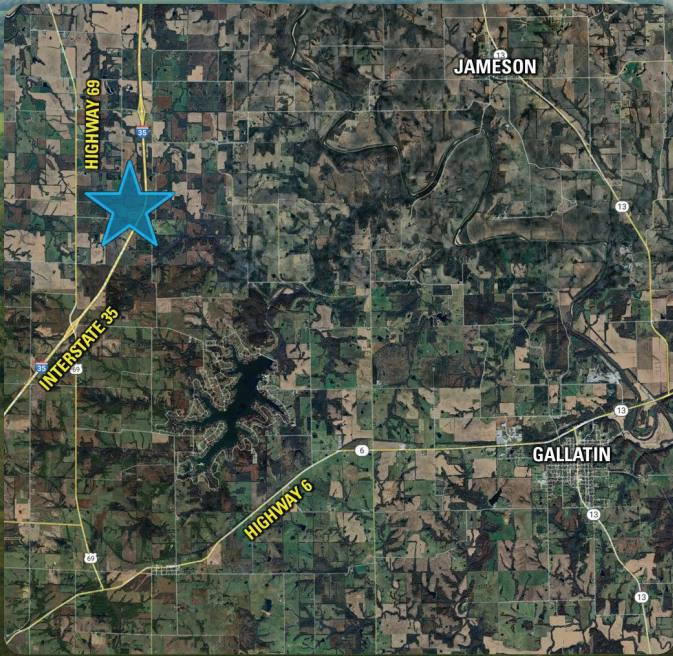
**\$545,000**

## Directions

**From I-35 South:** Take exit 78 onto State Highway C/MO-C toward Pattonsburg. Travel south on U.S. Highway 69 for approximately 7 miles. Turn left (east) onto Lily Avenue and continue for about 1 mile. The property will be located on the right-hand side. Watch for the Peoples Company signs.

**From I-35 North:** Take exit 68 on the right onto US Highway 69/US-69 N. Turn left onto US Highway 69/US-69 N toward Pattonsburg. Continue for approximately 2 miles. Turn right (east) onto Lily Avenue and continue for about 1 mile. The property will be located on the right-hand side. Watch for the Peoples Company signs.



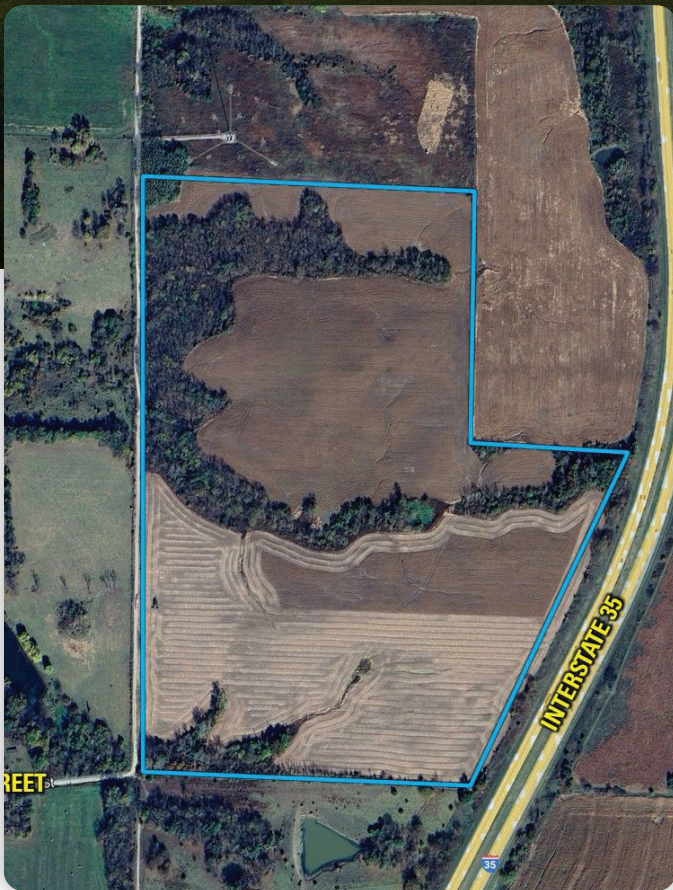


Net Taxes

**\$206.42**

Daviess County, MO

**79.33** Acres M/L



**ZEB GUINN**

Land Agent  
MO LIC 2024048947

📞 641.895.8486

✉️ [Zeb@PeoplesCompany.com](mailto:Zeb@PeoplesCompany.com)





12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #18506



Scan to view  
this listing  
online!

# FARMLAND FOR SALE



## DAVISS COUNTY. MO

### 79.33 Acres M/L

ZEB GUINN | 641.895.8486 | Zeb@PeoplesCompany.com | MO LIC 2024048947

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.