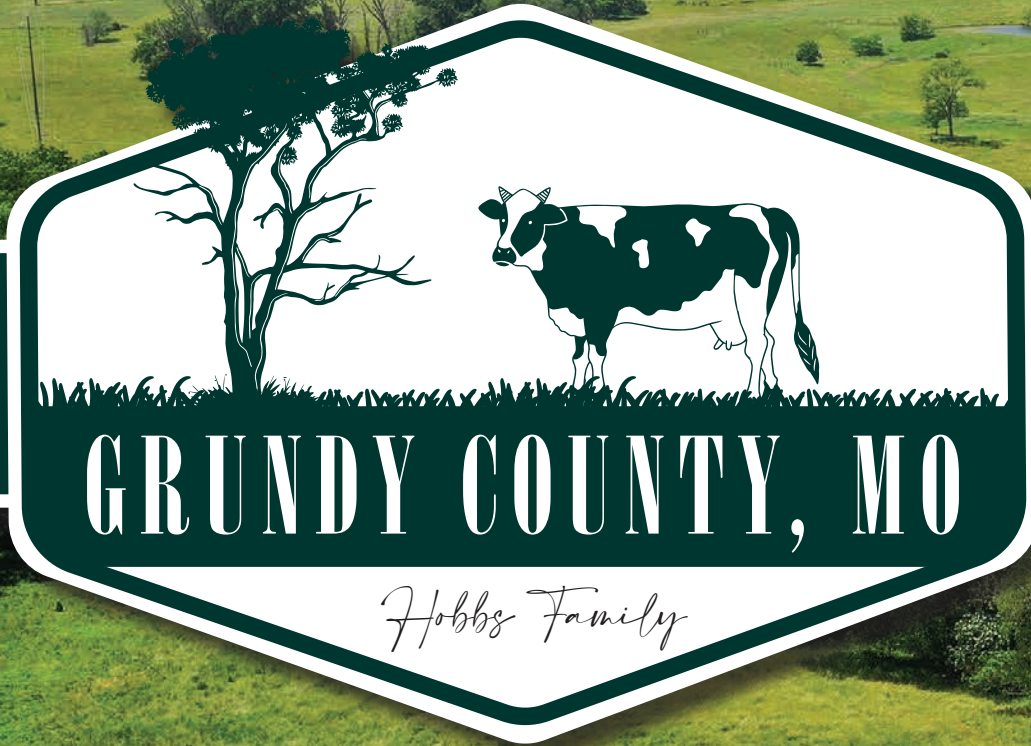


# FARMLAND AVAILABLE



## 115 ACRES M/L

LISTING #16035

### PROPERTY LOCATION

890 NE 2nd St.  
Galt, MO 64641

**Bryan Bergdale**

712.251.8588

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**Jared Chambers**

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**PEOPLES  
COMPANY**

INNOVATIVE. REAL ESTATE. SOLUTIONS.



# Property Information

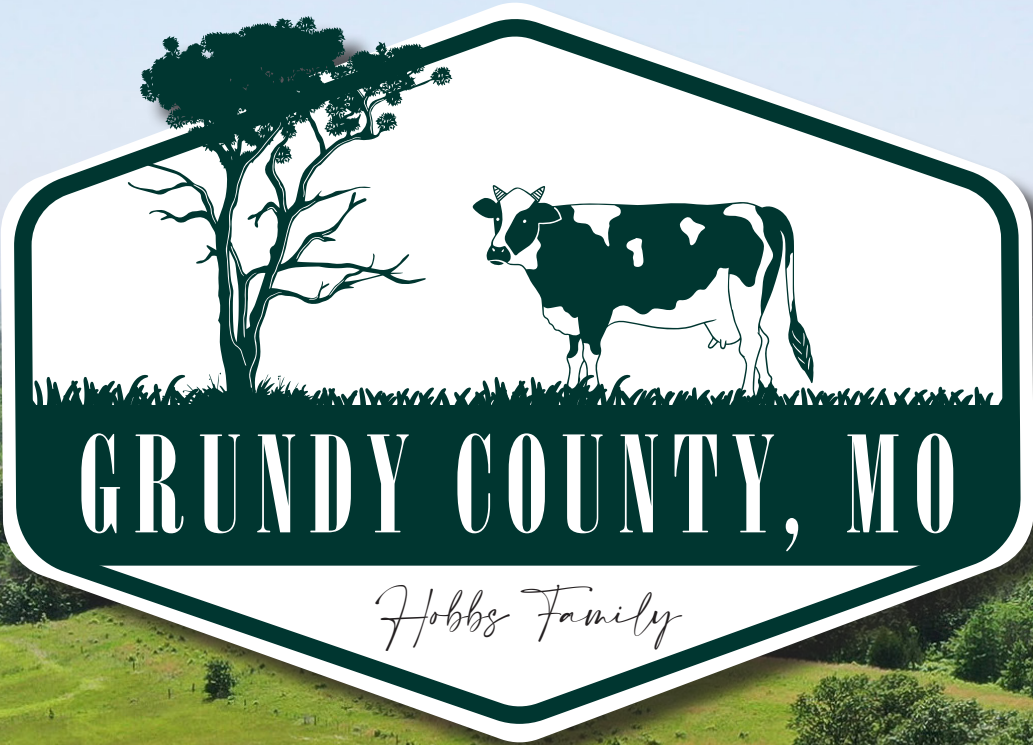
Peoples Company is pleased to represent the Hobbs family in the sale of their 115 acres m/l of diverse Grundy County, Missouri land. Located approximately 9 miles east of Trenton and 4 miles southwest of Galt, this combination property offers excellent pasture and hay ground with abundant recreational opportunities. Along with a home, the property also includes a cattle/machine shed with fenced cattle lots, a shop & office building, a small bin, three ponds, and multiple frost free cattle waterers. The farm includes an estimated 89.36 acres m/l of potential cropland acres, however, these acres are not currently being farmed and have been in pasture and hay ground for many years. Currently, this farm offers a cattle producer the opportunity to rotational graze with several interior fences separating the different fields, all with water available for their livestock.

With the ample food sources, established food plots, mature blocks of hardwoods with excellent stand locations throughout the entire property, and the plentiful water sources to support a strong population of Northern Missouri deer and turkey, the recreational opportunities this farm has to offer are endless. Along with the heavily timbered draws that are combined with the high quality pasture/ crop ground, this is a true hunter's paradise located in a quiet and secluded area of north central Missouri. Along with the home, the shop & office building would make an excellent option to convert to a seasonal hunting lodge allowing extra income for a Buyer. There are several outstanding locations across this property with exceptional views to build your dream home on or a hunting lodge on, all less than one mile off of a blacktop highway.

For pricing and farm program information or access to the property, please contact the listing agents:

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Tillable Soils Map					
Code	Soil Description	Acres	% of Field	Legend	NCCPI
30027	Armstrong clay loam	30.35	31.7%		62
30054	Gara clay loam	23.23	24.3%		71
30052	Gara clay loam	20.77	21.7%		64
34020	Colo silty loam	11.31	11.8%		78
30057	Garan loam	9.96	10.4%		68
Weighted Average:					67.1

# Directions

From Galt, Missouri, travel west on State Highway 6 west for approximately 3.7 miles. Turn left (south) onto State Highway V and travel for approximately 1.8 miles. Turn left (east) onto NE 2nd Street and travel for approximately 0.7 miles. The property will be located on the south side of NE 2nd Street. Look for the Peoples Company signs.

The house is located on the northeast side of the property along NE 2nd Street. This older, 2 bedroom, 1 bathroom house has been well taken care of and gives the owner great access to the buildings and cattle lots just to the south. Water and electric are provided by Grundy Electric & Water and are readily available along NE 2nd Street.







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