

# FOR SALE: 195.7+/- ACRES CARROLL COUNTY MO

## Income Producing Tillable Land + Timber



**Jay Tucker**

Salesperson

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[buyafarm.com](http://buyafarm.com)

### PROPERTY DETAILS (MO92L)

Address: CR 712, Braymer MO

List Price: \$1,095,920

- 169 +/- acres tillable, balance is timber.
- Good quality soils. Predominately Greenton Silty Clay Loam, Grundy Silt Loam and Colo Silty Clay Loam.
- Average NCCPI is 60.89.
- There is road frontage along the north side of property.
- Open lease for the 2024 Crop Season.
- Possession upon completion of closing.
- 2023 property taxes: \$552.65
- Short Legal: S ½ NE Section 22 and N ½ NE/NE NW Section 22
- Parcel ID: 05602300005, 05602300004, 05512200007 and 05512200001
- Property Location: Washington Township CR 712. From Hwy 36 take Hwy D toward Ludlow. Keep on Hwy D past Plymouth 2 miles, ¼ mile East on CR 712.

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**MAIN OFFICE: Steeleville IL 62288 / 800-357-4020**