



County Road 212, County Road 411, Wardell, Hayti, MO 63879 --  
**\$2,394,000**

Listing Courtesy of: Bollinger Real Estate Services



**Trammell and Son Realty**

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**Acres:** 342

**County Taxes:** 1875

**Cropland:** Yes

**Pasture:** No

**Water:** Well

**Waste:** Other

**Woods:** No

**Hill Land:** No

**Graded:** Yes

**Irrigated:** Yes

**Flood Zone:** Undetermined

**Zoning:** None

**County:** North Pemiscot, Hayti

**School:** North Pemiscot

**Rural:** Yes

**Description:** This 342-acre farm lies in two tracts. Offers to purchase this farm will be accepted by Bollinger Real Estate Services until April 30, 2024, when the best offer will be decided and accepted by the seller. Minimum price is \$2,394,000. In the event an acceptable offer is not received, the farm will remain on the market for sale until an acceptable offer is received.

Tract 1 has 304+/- acres and is located on County Roads 212 and 209, approximately 3.5 miles east of Wardell in northern Pemiscot County. There are 292.01 acres of cropland per FSA. Approximately 134 acres are graded and flood irrigated. The north 80+/- acres is graded north to south and irrigated by a well with electric pump. The southeast two fields are graded north and south, and irrigated by risers from well and electric pump in the southwest field. The southwest 160 +/- acre field is irrigated by a 7-tower center pivot system, owned by the tenant.

Tract 2 is located on County Road 411, approximately 4 miles west of Hayti and 3.5 miles north of Braggadocio, in central Pemiscot County. It has 38.91 acres of cropland per FSA. It is located It is not graded or irrigated.

The farm is rented under 1/3-2/3 crop rent agreement to tenant for 2024. The center pivot system is owned by tenant, but available for purchase.

The tenant intends to plant Soybeans on the farm in 2024. Buyer will get possession after the 2024 harvest.



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