

Thompson River Farmland
0000 Liv 512
Chillicothe, MO 64601

\$915,000
131± Acres
Livingston County



Thompson River Farmland
Chillicothe, MO / Livingston County

SUMMARY

Address

0000 Liv 512

City, State Zip

Chillicothe, MO 64601

County

Livingston County

Type

Farms, Recreational Land, Riverfront

Latitude / Longitude

39.887363 / -93.598144

Taxes (Annually)

396

Acreage

131

Price

\$915,000

Property Website

<https://livingthedreamland.com/property/thompson-river-farmland-livingston-missouri/50478/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Amazing farmland on the banks of the Thompson River. There is a permanent easement leading you to the 55+/- tillable acres of rich crop ground. Production of soybeans has been an average of 52 bushels/acres over the past 10 years. 47 +/- acres of cleared pasture land. The gate leads you into an area with a 24x48 cattle shed equipped with rural electricity and water. There are multiple pens with a shared electric waterer between two of the pens. There are also a couple of natural ponds surrounded by trees. Between the tracts, there is approximately 28+/- acres of timber, creek line. There is also river frontage on the Thompson River. The timber has been home to turkeys and deer, including a coveted buck that scored over 200 inches when harvested.



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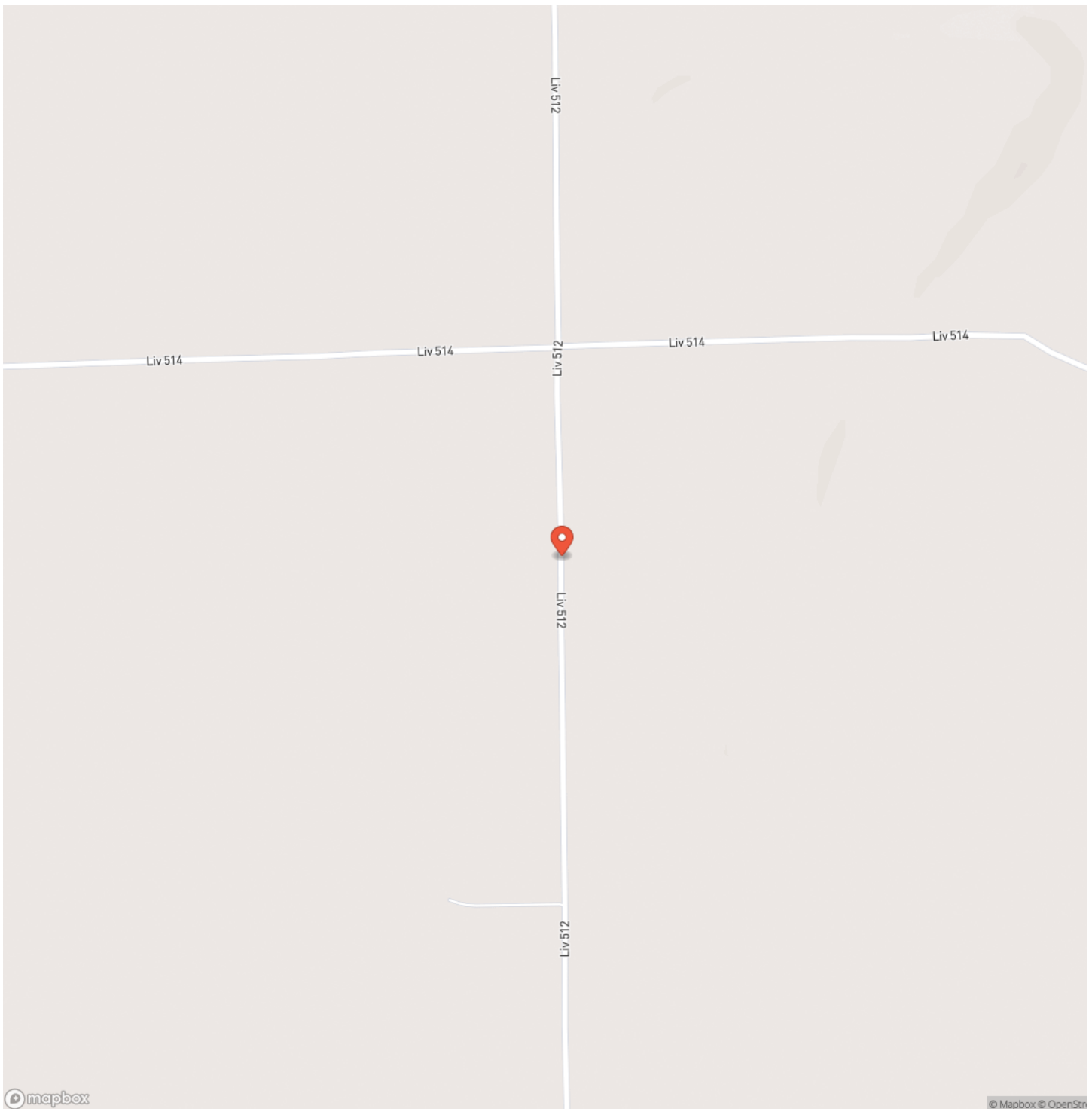


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Locator Map

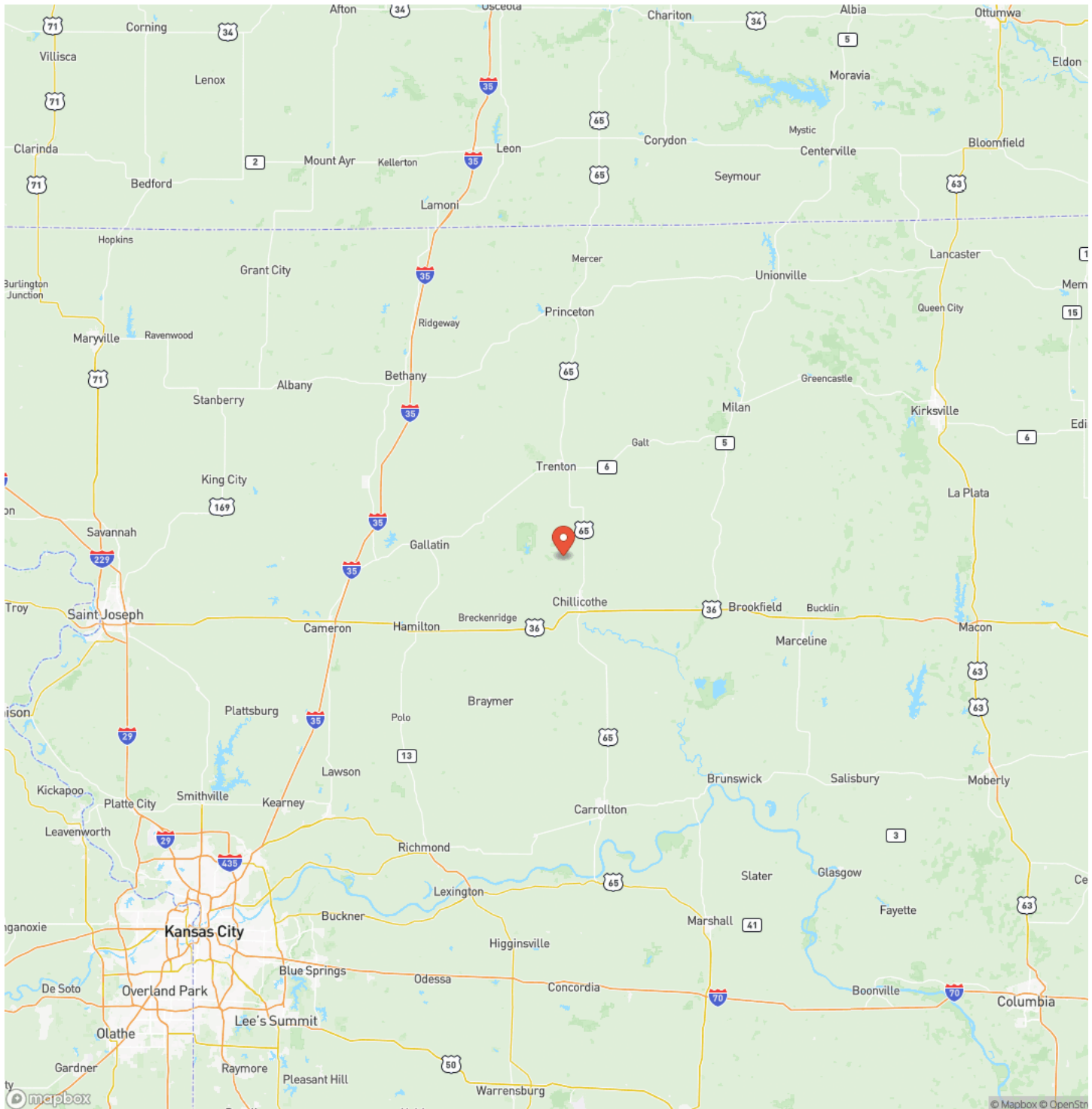


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Locator Map



Satellite Map



This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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