

Tract 3 CR 706, Matthews, MO-New Madrid CO 460+/-
Acres
000 CR 706
Matthews, MO 63867

\$3,931,845
460± Acres
New Madrid County



Tract 3 CR 706, Matthews, MO-New Madrid CO 460+/- Acres
Matthews, MO / New Madrid County

SUMMARY

Address

000 CR 706

City, State Zip

Matthews, MO 63867

County

New Madrid County

Type

Farms

Latitude / Longitude

36.759222 / -89.586746

Acreage

460

Price

\$3,931,845

Property Website

<https://rootedrea.com/property/tract-3-cr-706-matthews-mo-new-madrid-co-460-acres/new-madrid/missouri/102612/>



Tract 3 CR 706, Matthews, MO-New Madrid CO 460+/- Acres
Matthews, MO / New Madrid County

PROPERTY DESCRIPTION

Contact JR Goodin [\(573\) 620-3264](tel:5736203264).

This productive row crop farm, 460+/- acres in New Madrid County Missouri, represents a high-quality agricultural asset with excellent dual-purpose utility. The farm is fully equipped for consistent production, featuring two center pivots serviced by their own respective well and diesel power units, ensuring water and yield stability regardless of seasonal rainfall. Its location in the Mississippi River Delta Flyway makes it a very desirable spot for migrating waterfowl. This area is known as Yellow Dog, just west of East Prairie on New Madrid County Road 706 & 713.

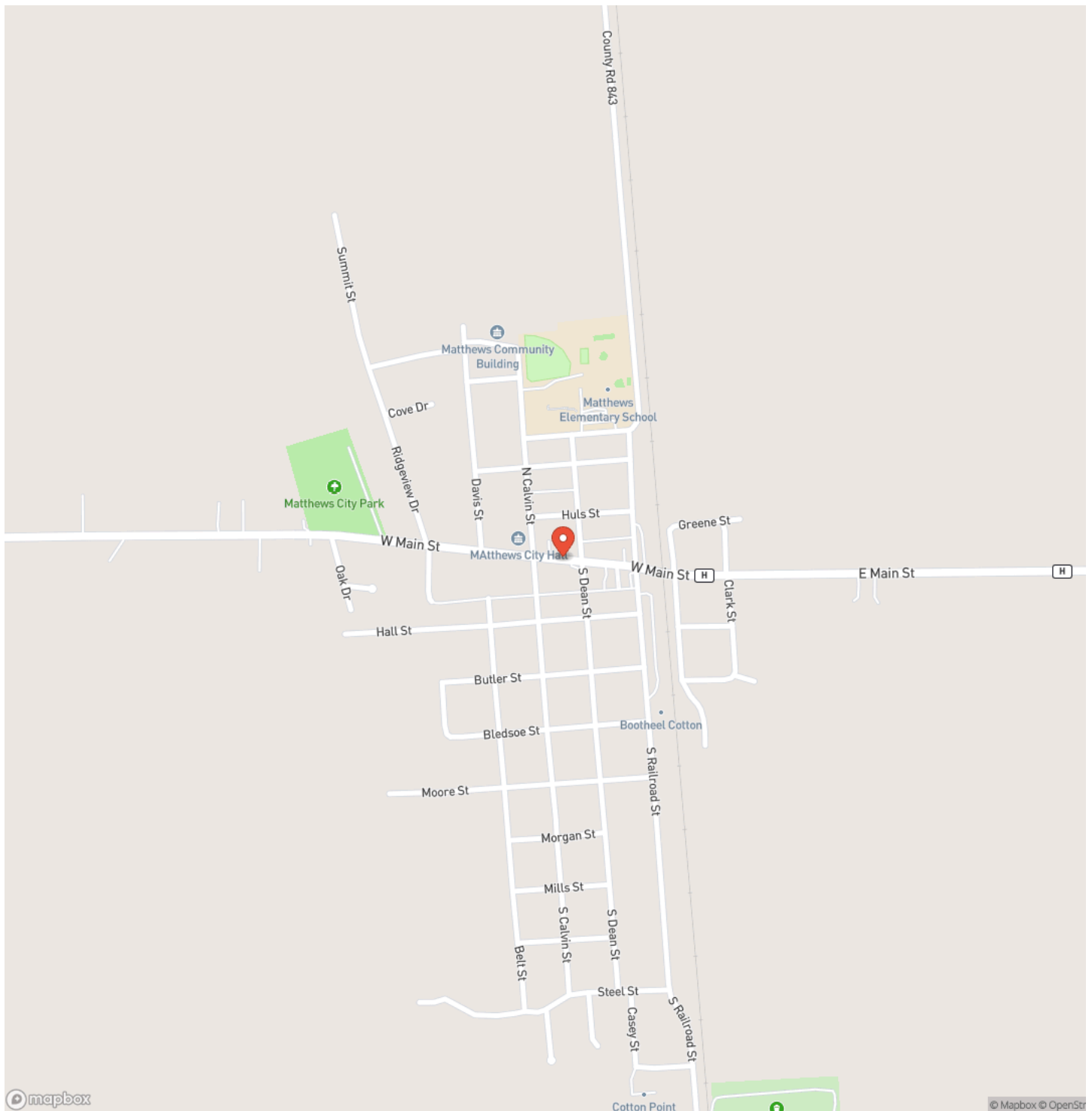
There are 4 additional farms available for purchase ranging from 100 acres to 460 acres totaling an additional 990 acres.



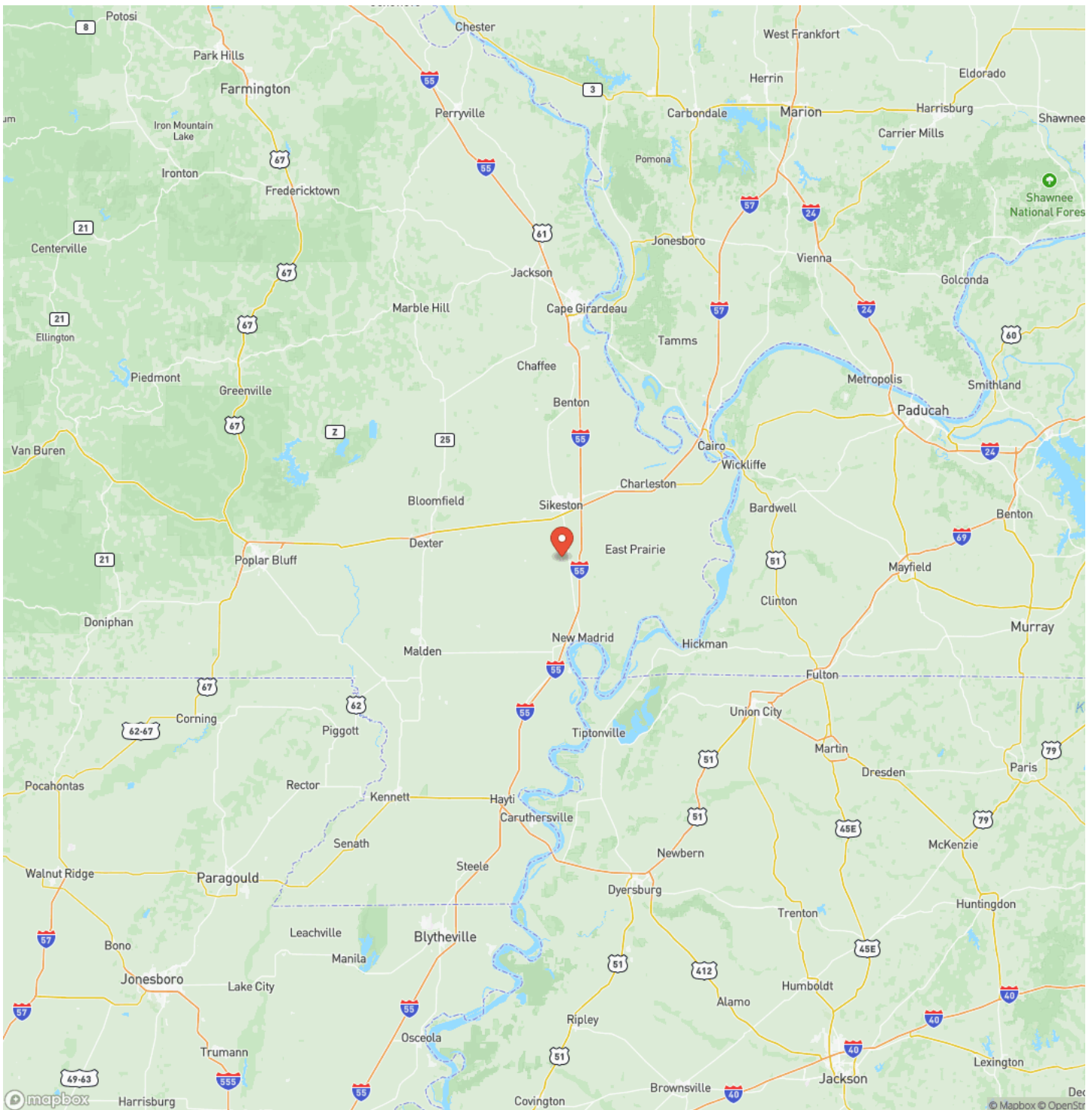
Tract 3 CR 706, Matthews, MO-New Madrid CO 460+/- Acres
Matthews, MO / New Madrid County



Locator Map



Locator Map



Satellite Map



Tract 3 CR 706, Matthews, MO-New Madrid CO 460+/- Acres
Matthews, MO / New Madrid County

LISTING REPRESENTATIVE
For more information contact:



Representative
John "JR" Goodin
Mobile
(573) 620-3264
Email
jgoodin@rootedrea.com
Address
City / State / Zip
Cape Girardeau, MO 63701

NOTES

Notes section with multiple horizontal lines for text entry.



This image shows a single sheet of white paper with horizontal 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.



<https://rootedrea.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Rooted Real Estate & Auction Co.
344 Festus Centre Dr.
Festus, MO 63028
(636) 465-0265
<https://rootedrea.com/>

