

UPCOMING AUCTION



BASE CAMP COUNTRY
REAL ESTATE



SCAN HERE TO
REGISTER!

CODY DIRNBERGER

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EMAIL: **CODY.DIRNBERGER@BASECAMPOUNTRY.COM**

BOLLINGER COUNTY, MO 760 +/- ACRES

ENDS JUNE 3RD

Exceptional Rural
Investment Opportunity

- 670 +/- Acres irrigated/graded/tillable
- 8 Wells, 6 electric pumps, 2 power units, and one pump station from the river
- 17 +/- Acres in a pollinator program
- 4 buried duck pits
- 4 Bed 2 Bath w/basement 2,200 SF House
- 6 Large Grain Bins (approx 104,000 bushel capacity)
- 50x50x16 insulated shop with Large Garage door
- 80x120x16 Machine Shed with Sliding Doors
- Mostly composed of Calhoun/Falaya Silt Loam Soils
- Small group hunted last duck season and killed 450 ducks
- Sellers willing to cash rent for \$250/acre
- Approximately 1.2 Miles of Castor River Frontage



AUCTIONEER: CODY DIRNBERGER, SCOTT CO
MO LICENSE NUMBER: 25-003
BCCRE LIC. # 2020040710