

## Sports Afield Trophy Property

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### **Bible Grove 163, Scotland County, Missouri, 163.00 Acres**

**\$994,200**

Beautiful 163+/- acres located just outside of Bible Grove. Property is primarily used as a cattle farm with some nice hunting opportunities as well. Currently running around 70 cows. Property has good fencing and cross-fencing with fences being in good shape. There are two sheds on property along with cattle corrals and waters. Approximately 40 acres could be put back into tillable. Owner has put in two new good sized ponds in the last 6 months adding some value to this already great farm! This farm is set up for the next owner to step in. Owner would rent back the pasture for \$15,000/year. Come take a look today.

**Main Info**

- Street Address : TBD County Rd. 363
- Lot Size Acres : 163.00 Acres
- Postal / Zip Code : 63555
- Dwelling : No
- State / Province : Missouri
- County : Scotland
- Closest City : Bible Grove

### Broker Info

Dale Struempfh

**Dale Struempfh**

**Sports Afield Real Estate**

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Dale's strong Christian background molded him into the friendly, professional and family man that he is today. He is the 6th of 6 children which taught him the importance of sharing, negotiating, obeying, but most importantly, helping others. He's married to his high school sweetheart Kailin and they have 3 fun loving, ornery boys. Dale's outdoor addiction began by hunting trophy whitetails, chasing gobbling long beards and catching largemouth bass on the family cattle farm. Rural central Missouri has been the foundation for Dale's love of the outdoors and his appreciation for land. After graduating from Lincoln University, Dale quickly learned that his passion is not at a 9-5 desk job. Instead, in 2012, Dale made the leap into real estate as a land specialist and he hasn't looked back. 3 year later, Dale received his broker license and is the managing broker for both the Central Missouri and Kansas offices. After 11 wonderful years he has worked his way to countless awards and hundreds of satisfied clients. Whether it's for hunting, recreation, timber harvest, livestock farming or crops, Dale has extensive knowledge. Dale's love for hunting, fishing and cultivating land has diversified his background and ingrained a valuable knowledge to maximize land potential. Strong friendly negotiation skills combined with firm but respectful agent relations takes the hassle and stress from your purchase. If you are looking to sell, Dale prides himself on his ability to identify and highlight characteristic that will get you maximum dollar from your investment. If you want to purchase your next great adventure or hunting oasis, Dale will be patient until the perfect property is located. If you want a pushy sales man then you're looking in the wrong place. If you want to be truly satisfied with your destination property or your sales experience then Dale is the man for you. You can rest easy knowing that you're in good hands. Client satisfaction is Dale's top priority.

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