

Grundy County, Missouri 1950 Acres With 4 Homes For Sale
516 NE 115th St
Spickard, MO 64679

\$15,999,999
1,950± Acres
Grundy County



Grundy County, Missouri 1950 Acres With 4 Homes For Sale Spickard, MO / Grundy County

SUMMARY

Address

516 NE 115th St

City, State Zip

Spickard, MO 64679

County

Grundy County

Type

Recreational Land, Farms, Residential Property, Timberland, Hunting Land

Latitude / Longitude

40.237843 / -93.507753

Dwelling Square Feet

2,400

Bedrooms / Bathrooms

5 / 3

Acreage

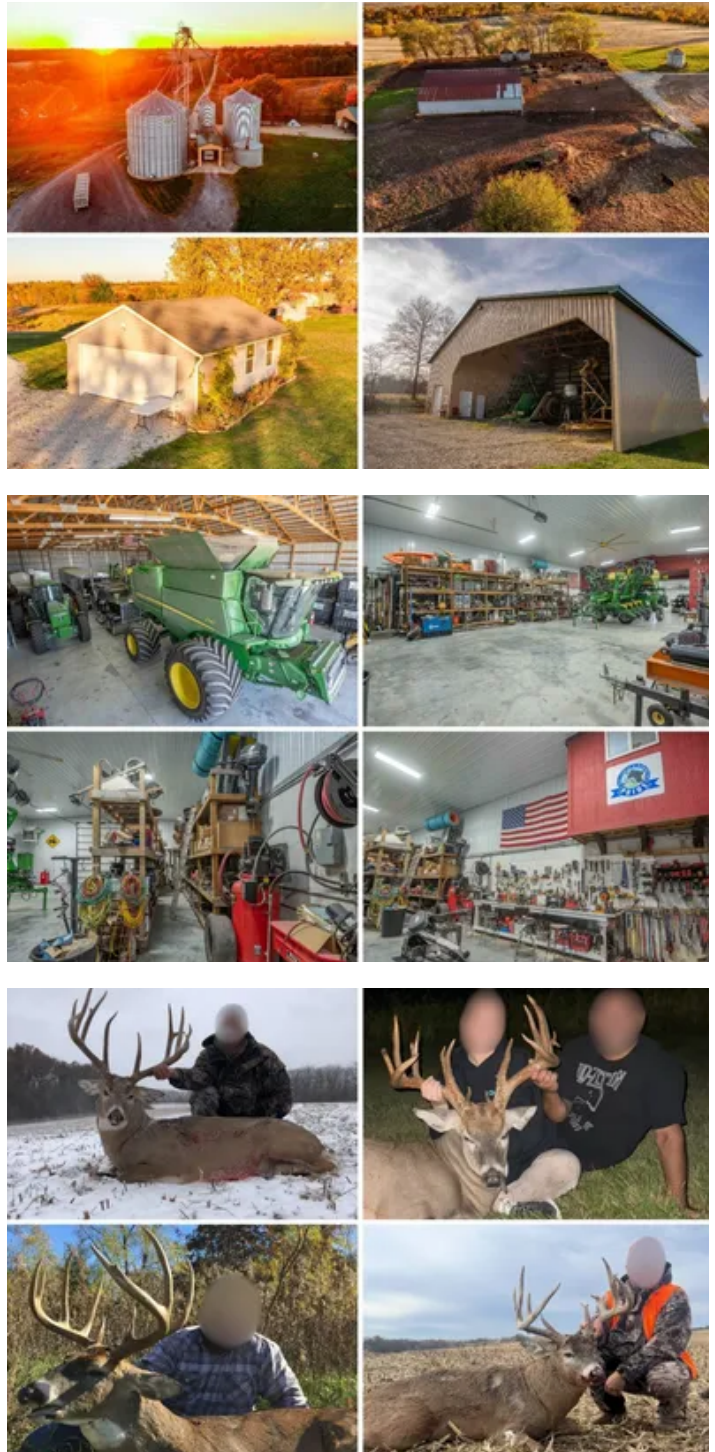
1,950

Price

\$15,999,999

Property Website

<https://landguys.com/property/grundy-county-missouri-1950-acres-with-4-homes-for-sale/grundy/missouri/80685/>



MORE INFO ONLINE:

www.landguys.com

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PROPERTY DESCRIPTION

1,950± Acres of Trophy Hunting, High-Income Farmland, and Luxury Ranch Living | Grundy County, Missouri

This remarkable 1,950± acre estate is located in northern Grundy County, Missouri, offering a rare opportunity to own a large contiguous property that blends premier hunting, productive farmland, luxury living, and long-term investment potential. Properties of this scale and versatility seldom come to market in the Midwest.

At the heart of the ranch sits a custom 5-bedroom log cabin overlooking a pristine 17-acre private lake, complemented by three additional residences and multiple high-quality shop buildings. The landscape features hardwood timber, rolling pasture, native grasses, food plots, and highly managed wildlife habitat that has produced trophy whitetails approaching 200 inches.

Roughly 750± acres of productive tillable farmland have been extensively terraced, tiled, and soil-optimized to maximize yields, while warm-season CRP fields provide both income and exceptional wildlife cover. A state-of-the-art 160,000-bushel grain facility further enhances revenue opportunities through on-site storage and potential leasing.

This ranch offers unmatched versatility, serving as a premier hunting destination, luxury retreat, working farm, and income-producing investment all in one extraordinary property.

The property generates consistent income through approximately 750± acres of tillable ground producing an estimated \$125,000 annually, 385± acres of CRP generating roughly \$62,420 per year, and 32± acres of pasture producing approximately \$2,560 annually. These diversified revenue streams create strong cash flow while enhancing long-term land value.

Property details

- Acreage: 1,950± acres
- County and state: Grundy County, Missouri
- Nearest town: Trenton, Missouri
- Short location note: Northern Grundy County countryside near Trenton
- Main home: 2,400 sq ft custom log cabin, 5 bed, 3.5 bath with finished walk-out basement
- Additional residences: 1,100 sq ft modular home, two shop-integrated living quarters
- Lake: 17-acre private stocked lake with dock and sand beach
- Grain facility: 160,000-bushel high-capacity storage complex
- Multiple large insulated shop buildings with concrete floors and wash bay

Income and return potential

- 750± tillable acres generating approximately \$125,000 annually
- 385± CRP acres generating approximately \$62,420 annually
- 32± pasture acres generating approximately \$2,560 annually
- Total estimated annual income: approximately \$189,980
- Additional upside from grain storage leasing and operational efficiencies
- Rental home income potential to further enhance the property's already strong revenue stream

Key features

- 1,950± contiguous acres of highly diverse land
- Luxury 5-bedroom custom log cabin overlooking private lake
- Three additional residences for guests or staff
- 17-acre stocked lake with dock and beach
- 750± acres of productive tillable farmland
- Extensive terracing, tiling, and soil improvements
- 385± acres of warm-season CRP habitat
- Switchgrass, bluestem, and native grasses for wildlife cover

MORE INFO ONLINE:

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- Established food plots and apple orchards
- Proven trophy whitetail genetics with 199" and 187" bucks harvested
- Seven Redneck blinds (negotiable)
- 160,000-bushel on-site grain storage facility
- Multiple high-quality shop buildings with concrete and insulation
- Fiber optic internet and backup generator
- Ideal for hunting, farming, retreats, and investment ownership

Homes, Buildings, and Improvements Breakdown

| Homes & Buildings | |
|--|---|
| House 1: Main Log Cabin | <ul style="list-style-type: none"> • 2,400 sq ft - 5 bed - 3.5 bath • Built: 2009 • Walk-out basement + wraparound porch • Overlooks 17-acre private lake • 2 wood-burning stone fireplaces • Gas furnace (main heat source) • Whole-home generator • Fiber optic internet • 3 balconies (1 covered) • New hickory hardwood floors • Fully finished basement |
| House 2: Modular Home | <ul style="list-style-type: none"> • 1,100 sq ft - 3 bed - 2 bath • On foundation • Remodeled: 2018 • Detached garage with concrete floor |
| House 3: Shop Home (Living Quarters) | <ul style="list-style-type: none"> • 2 bed - 1 bath • Located within shop building • Shop size: 50' x 82' • Floor: 6" concrete |
| House 4: Living Quarters (Inside Connected Shops) | <ul style="list-style-type: none"> • 1,400 sq ft - 2 bed - 2.5 bath • Oak hardwood floors • Wraparound deck • Shop (contains living quarters): 42' x 118' - Built 2013 • Floor: 8" concrete - Spray foam insulation • Wood + gas heat - Wash bay • Connected shop: 66' x 110' - Built 2016 • Floor: 6" concrete - 40' power lift door |
| Grain Facility | <ul style="list-style-type: none"> • Built: 2017 • Storage: 160,000 bushel • Covered drive-through dump shed • Control room • Open shed: 40' x 66' |
| Lake | |
| 17-Acre Private Lake | <ul style="list-style-type: none"> • Stocked with Bass, Crappie, Walleye, and Perch • Dock • Sand beach |
| Farmland & Income | |
| Income Summary | <ul style="list-style-type: none"> • Tillable: 750 +/- acres - \$125,000 • CRP: 385 +/- acres - \$62,420 • Owner willing to rent back ground and grain facility |
| Farm Improvements | <ul style="list-style-type: none"> • \$840,000 in terraces and tile work (including pattern tile) |

Hunting & Recreation

Hunting Highlights

- Warm-season CRP: switchgrass, bluestem, native grasses
- 199" & 187" bucks harvested within the last 3 years
- Apple orchard
- 8 Redneck blinds (negotiable)
- Very well managed, with most bucks aging to 6.5 years

Frequently asked questions

How many total acres does this ranch include?

The property includes approximately 1,950 contiguous acres in northern Grundy County, Missouri. The size allows for large-scale farming, premier hunting habitat, and long-term investment value. Contiguous tracts of this scale are extremely rare in the region.

What types of income does the property currently produce?

The ranch produces income from tillable farmland, CRP contracts, and pasture leases totaling nearly \$190,000 annually. There is also potential for additional revenue through grain storage leasing. Buyers should verify all income figures during due diligence.

Is the property set up for trophy whitetail hunting?

Yes, the property has been intensively managed for decades with warm-season CRP, food plots, sanctuaries, and proven genetics. Recent harvests include 199-inch and 187-inch bucks. Habitat design promotes daylight movement and mature deer age structure.

What improvements are included with the ranch?

The estate features four residences, a 17-acre private lake, multiple large shop buildings, and a high-capacity grain facility. Extensive tiling and terracing improvements have also been completed across the farmland. These upgrades significantly enhance both lifestyle and income potential.

Can the grain facility generate additional revenue?

Yes, the 160,000-bushel storage system allows on-site grain marketing and leasing opportunities. Owners can store crops for optimal market timing or lease capacity to neighboring producers. This creates added income and operational efficiency.

Is this property suitable for a corporate retreat or shared ownership?

Yes, the secluded setting, luxury accommodations, lake, and recreational amenities make it ideal for retreats or group investment ownership. Multiple residences provide flexibility for guests or staff. Shared ownership can reduce individual risk while maximizing income streams.

How productive is the farmland?

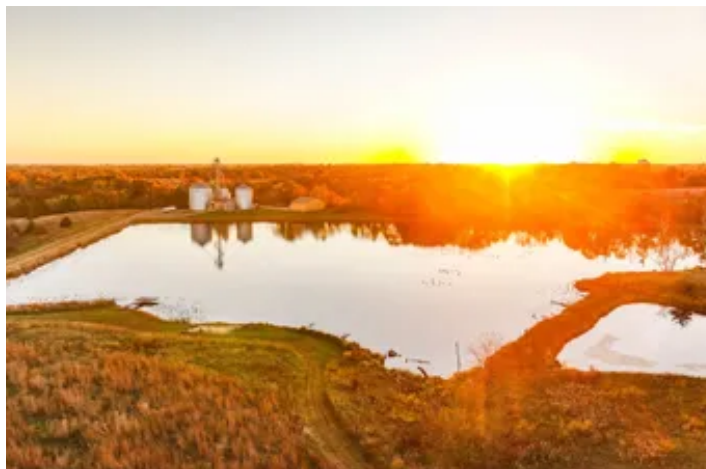
The tillable acres have undergone extensive soil management including pattern tile and terracing valued at over \$840,000. These improvements optimize drainage, fertility, and long-term yields. The ground is well-suited for row crops and consistent rental income.

Every Property Tells a Story. Let LandGuys Tell Yours.

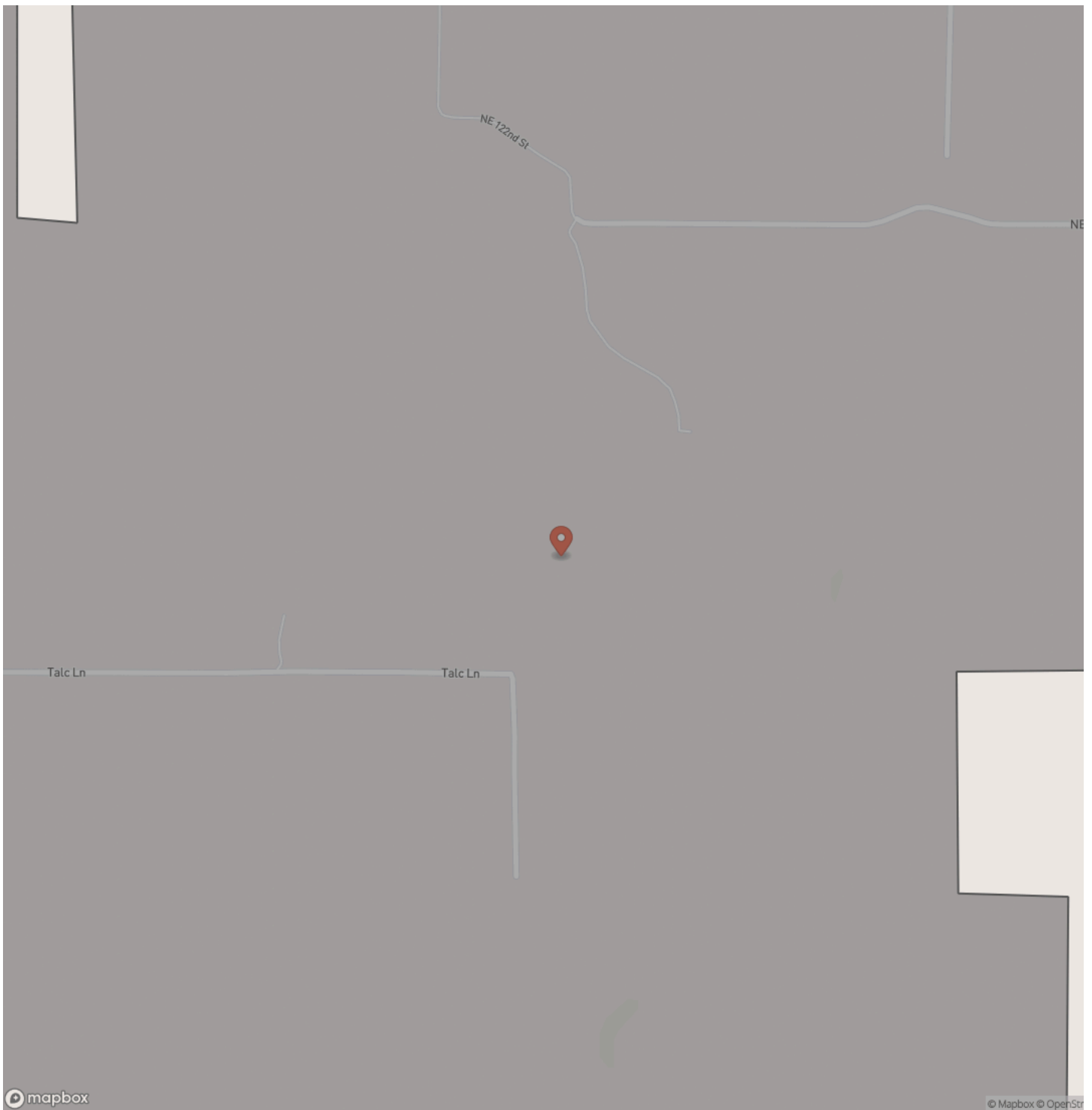
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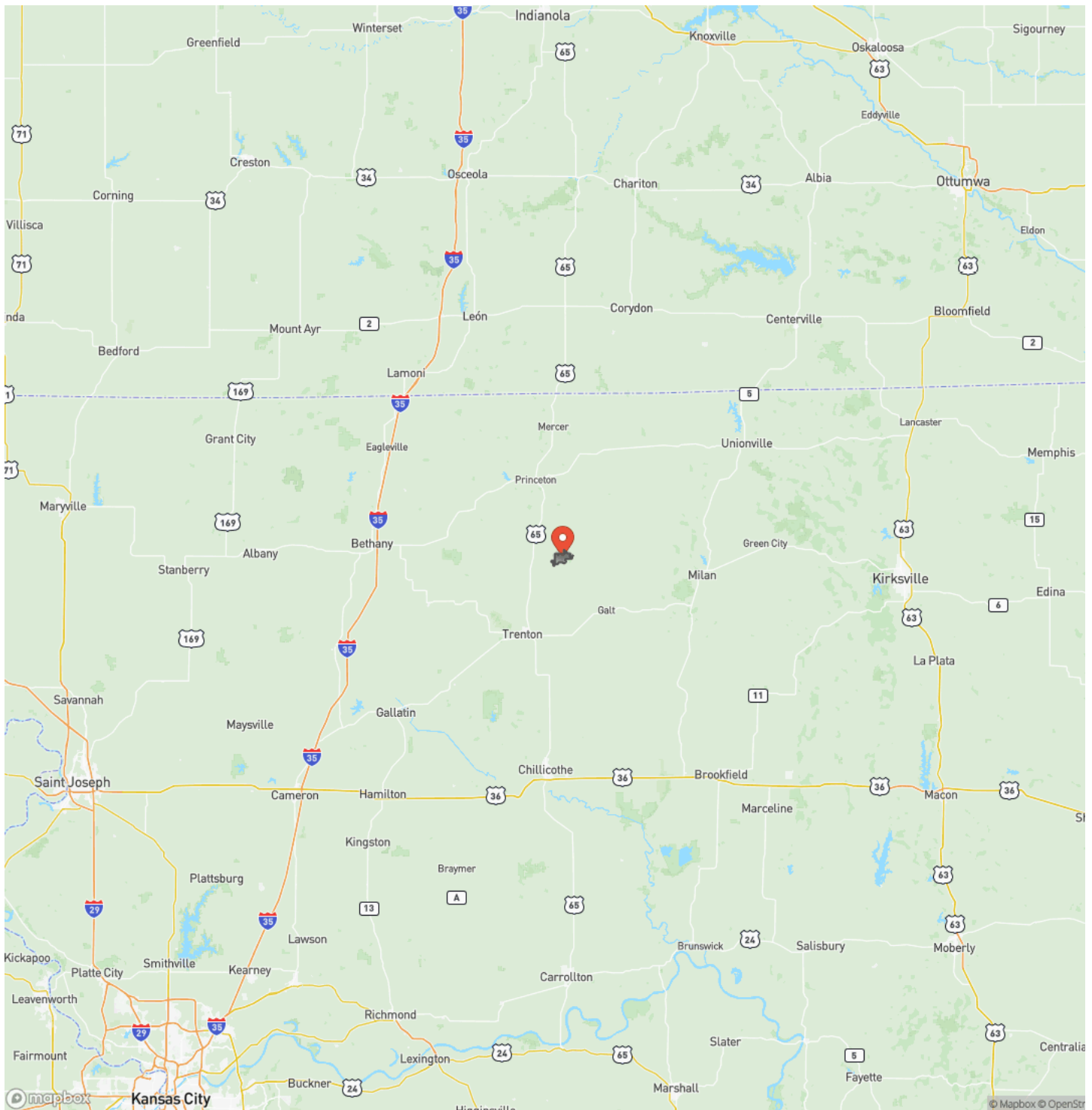
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Locator Map



Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

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Eldon, IA 52554

NOTES

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