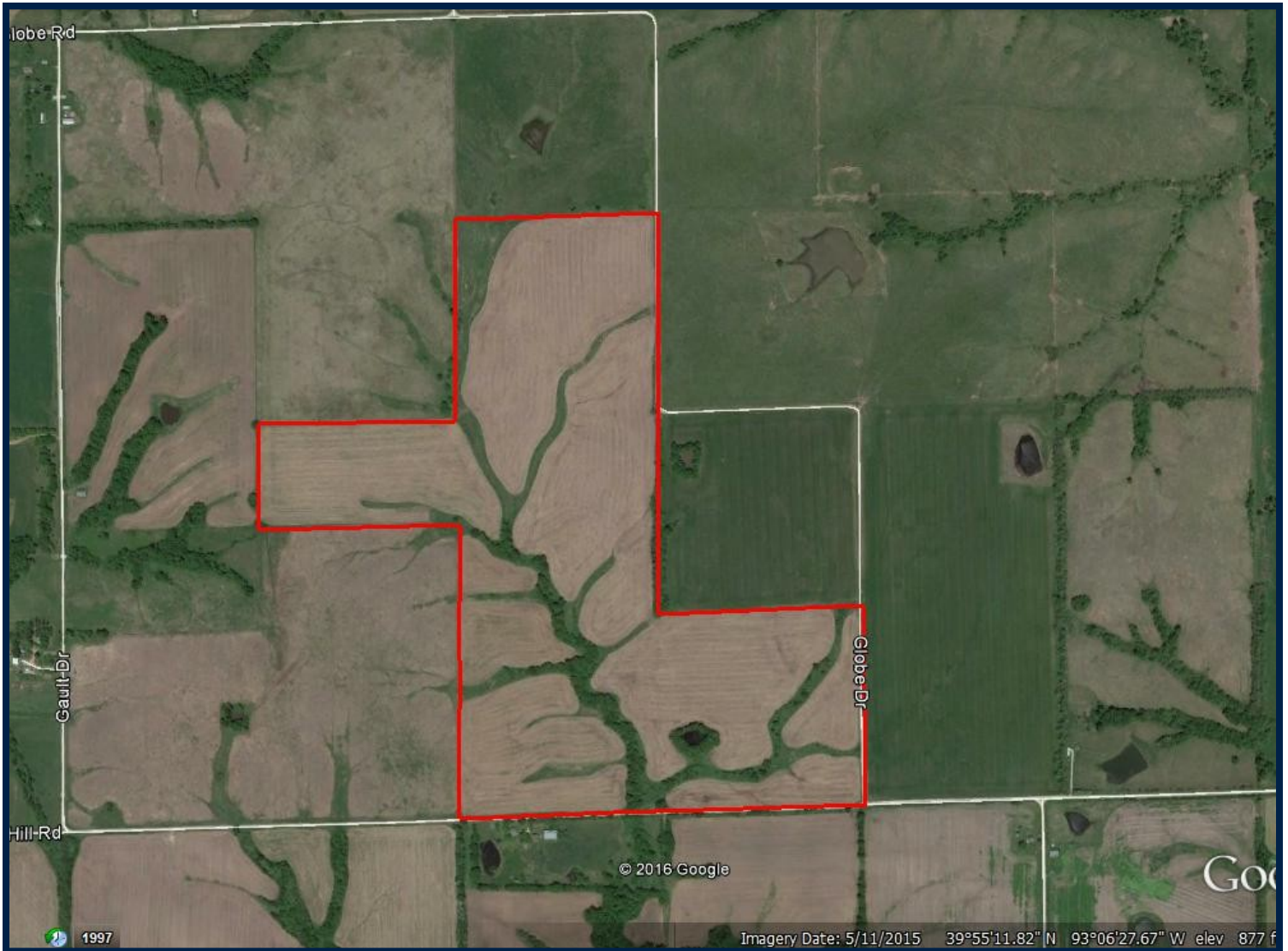


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

180 ACRES M/L
CRIST, LINN COUNTY, MISSOURI

LISTING #455



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DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
total@totalrealtyco.com

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Crist, 180 Acres M/L, Linn County, MO

TOTAL ACRES:	180 a., MOL
PRICE:	\$645,000.00
Price Per Acre:	\$3,524.60
Owner:	Crist
Operator:	Deutschman Farming Co.
County & State:	Linn Co., MO
Location:	Purdin, MO
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	
Taxable Acres:	
Net RE Taxes:	432.05 in 14
Taxes Payable In:	2016
Topography:	Level to Gently rolling

LEGAL DESCRIPTION:

All that part of the North 1/2 of the Northeast 1/4 of the Southeast 1/4, Section 22, and all of the Southwest 1/4 of the Northwest 1/4, the Northwest 1/4 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of Section 23, all in Township 59, Range 20 West, in Linn Co., MO

COMMENTS & BUILDING INFORMATION:

Nice laying Linn Co. crop farm. Good soils.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge

Cell: 563-330-9900

Office: 563-659-8185

total@totalrealtyco.com

www.totalrealtyco.com

F.S.A. INFORMATION:

Farmland:	182.94
Crop Acres:	165.71
CRP Acres:	
Wheat Base:	23.80
Wheat Yield:	38
Corn Base:	20.6
Corn Yield:	77
Soybean Base:	1.8
Soybean Yield:	38

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	183
Tillable Acres:	165.71
CRP Acres:	
Farmstead:	
Roads:	4
Waterways:	8
Timber:	5
Pasture:	

LEASE/FSA INFORMATION:

Leased for the 2016 crop year.

GODDARD HEATING & COOLING

Authorized Amana Dealer

Amana

Nick Goddard

107 South Kansas

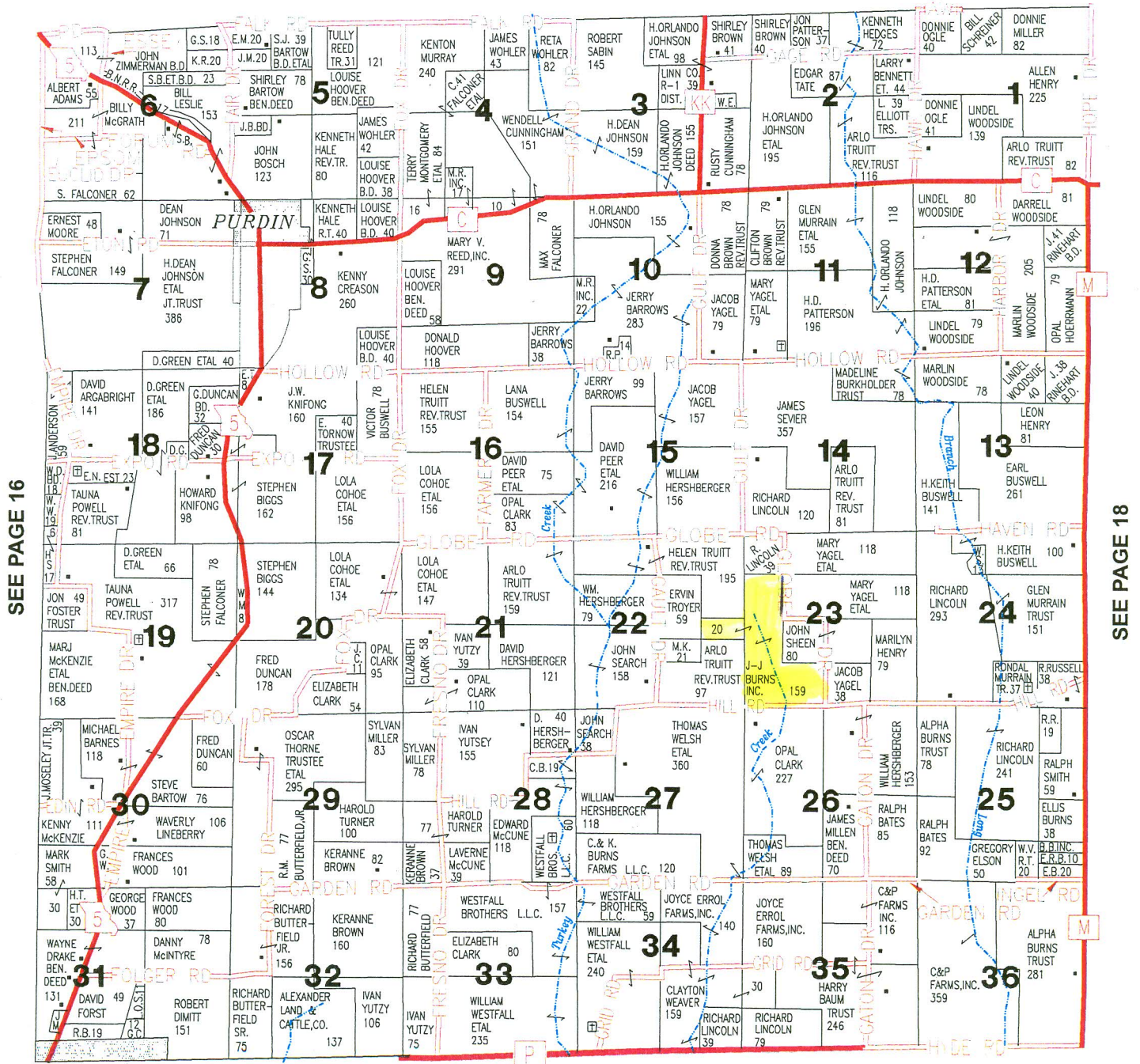
Marceline, MO 64658

Phone (660) 376-3636

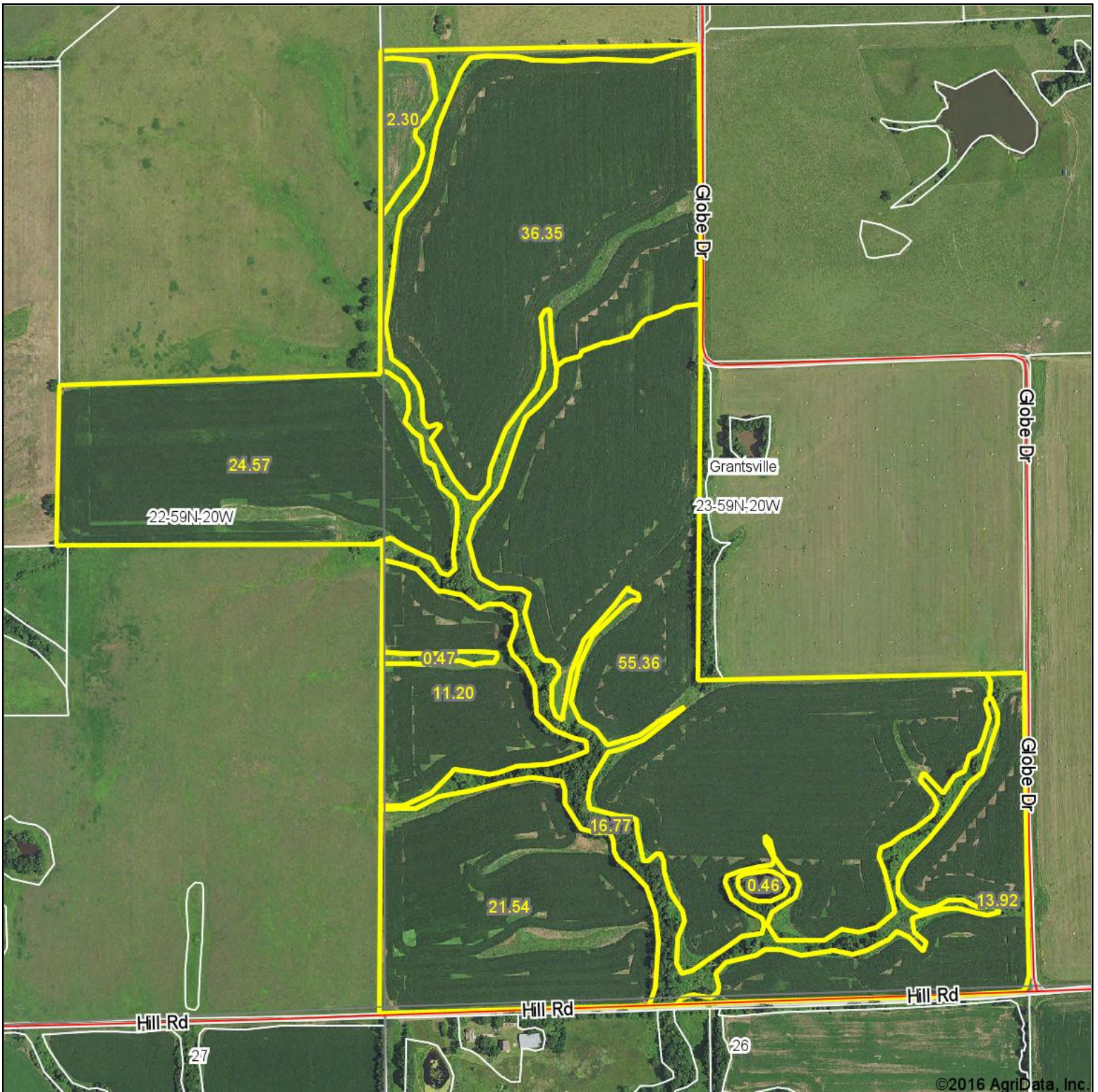
For All *YOUR* Heating & Cooling Needs

TOWNSHIP 59N • RANGE 20W

SEE PAGE 12



Aerial Map



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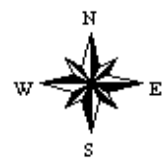
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map center: 39° 55' 8.67, 93° 6' 37.42

0ft 643ft 1286ft

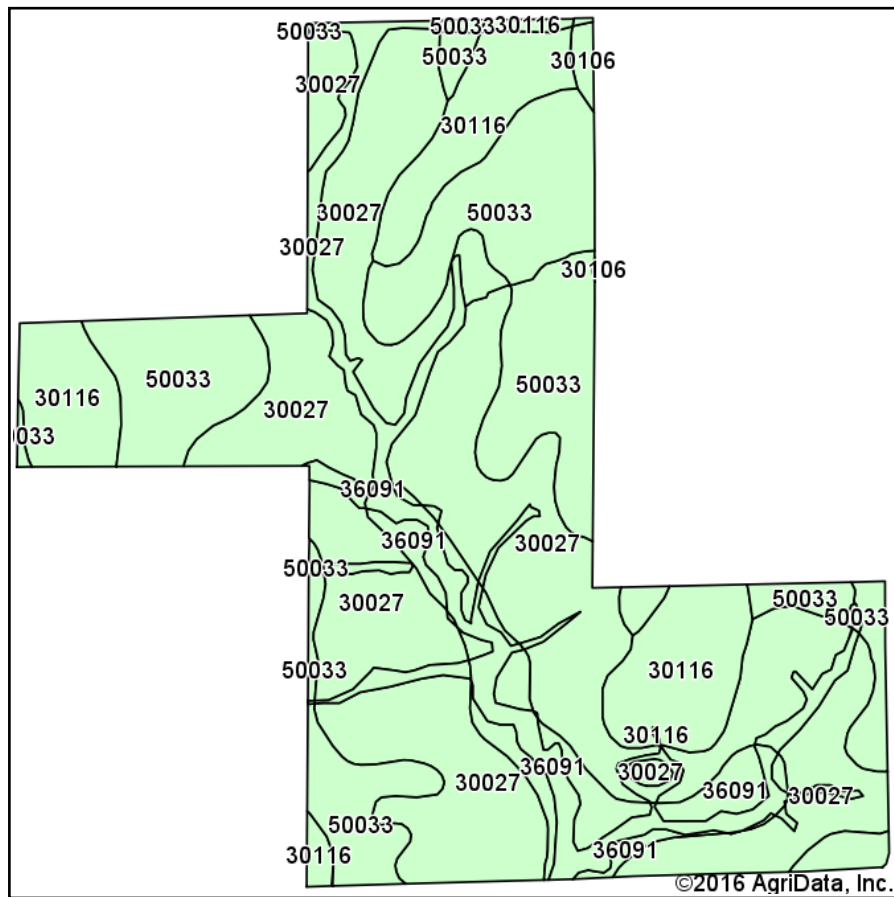
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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23-59N-20W
Linn County
Missouri

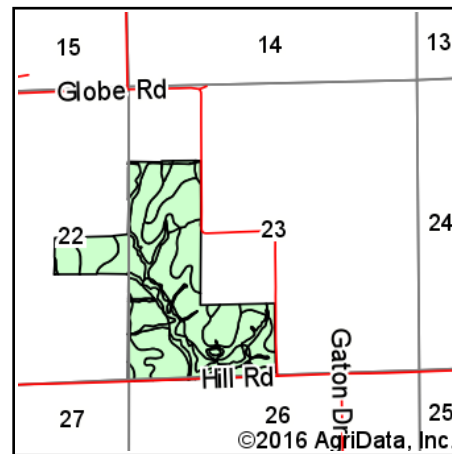


6/14/2016

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Linn**
 Location: **23-59N-20W**
 Township: **Grantsville**
 Acres: **182.94**
 Date: **6/14/2016**

TOTAL
 REALTY CO.
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Maps Provided By:



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Area Symbol: MO115, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Overall
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	93.71	51.2%	IIIe	53
50033	Leonard silt loam, 2 to 5 percent slopes, eroded	47.20	25.8%	IIIe	51
30116	Lagonda silt loam, 2 to 5 percent slopes, eroded	24.64	13.5%	IIIe	56
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	16.56	9.1%	IIIw	80
30106	Kilwinning silt loam, 1 to 5 percent slopes	0.83	0.5%	IIIe	59
Weighted Average					*n 55.4

Area Symbol: MO115, Soil Area Version: 16

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Created: 03-05-2013

Linn County FSA

1:6,550



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

All Measurements are
For FSA Programs Only

- clu
- crp
- plss

Farm 4281
Tract 1097

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Aug 22, 2013

Abbreviated 156 Farm Record

State : MISSOURI

Farm Number : 4281

County : LINN

Operator Name :

RHODES FAMILY FARM INC

Farm Associated with operators :

29-183-2525, 29-115-4275, 29-115-4281

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
182.94	165.71	165.71	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	165.71	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	23.80	0.00	0.00	38	38
Corn	20.60	0.00	0.00	77	77
Soybeans	1.80	0.00	0.00	38	38

NOTES