

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

27 ACRES M/L
LINN COUNTY, MISSOURI

LISTING #446



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DOUGLAS R. YEGGE

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

LAND FOR SALE

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Yegge, 27 Acres M/L, Linn County, MO

TOTAL ACRES:	27 M/L
PRICE:	\$105,300
Price Per Acre:	\$3,900
Owner:	Yegge
Operator:	
County & State:	Linn Co., MO
Location:	Laclede, MO
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	
Taxable Acres:	26.2
Net RE Taxes:	\$112.43 estimated
Taxes Payable In:	2016
Topography:	Level to Gently rolling

LEGAL DESCRIPTION:

All that part of the East 1/2 of the Southwest 1/4 of Section 5, Township 57, Range 20, lying south of Cole St. in Gentry's addition to the town of Laclede and east of the right-of-way of Chicago, Burlington and Kansas City Railroad in Linn County, Missouri.

COMMENTS & BUILDING INFORMATION:

Nice location, Hwy. frontage at Laclede. Good soils.
Owner is a licensed real estate broker in the State of Missouri.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
Cell: 563-320-9900
Office: 563-659-8185
Email: total@totalrealtyco.com
www.totalrealtyco.com

F.S.A. INFORMATION:

Farmland:	29.08
Crop Acres:	26.9
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	.75
Corn Yield:	90
Soybean Base:	2.25
Soybean Yield:	37

APPROXIMATE BREAKDOWN OF ACRES:

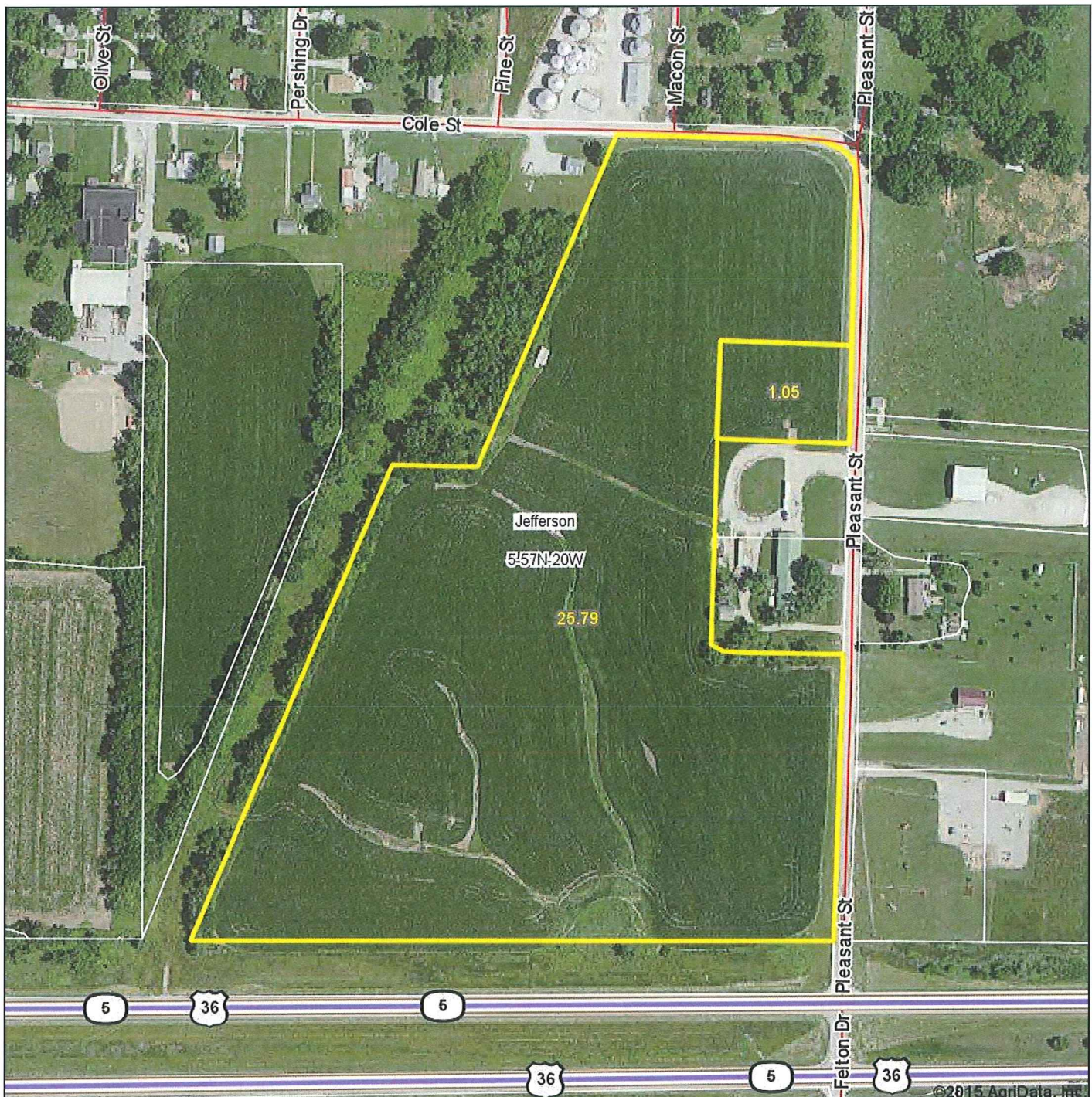
Total Acres:	27
Tillable Acres:	26
CRP Acres:	
Farmstead:	
Roads:	.5
Waterways:	.5
Timber:	
Pasture:	

LEASE/FSA INFORMATION:

Leased for the 2016 crop year.



Aerial Map



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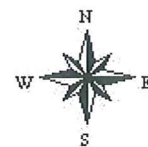
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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map center: 39° 46' 51.99, 93° 10' 3.2

0ft 292ft 584ft

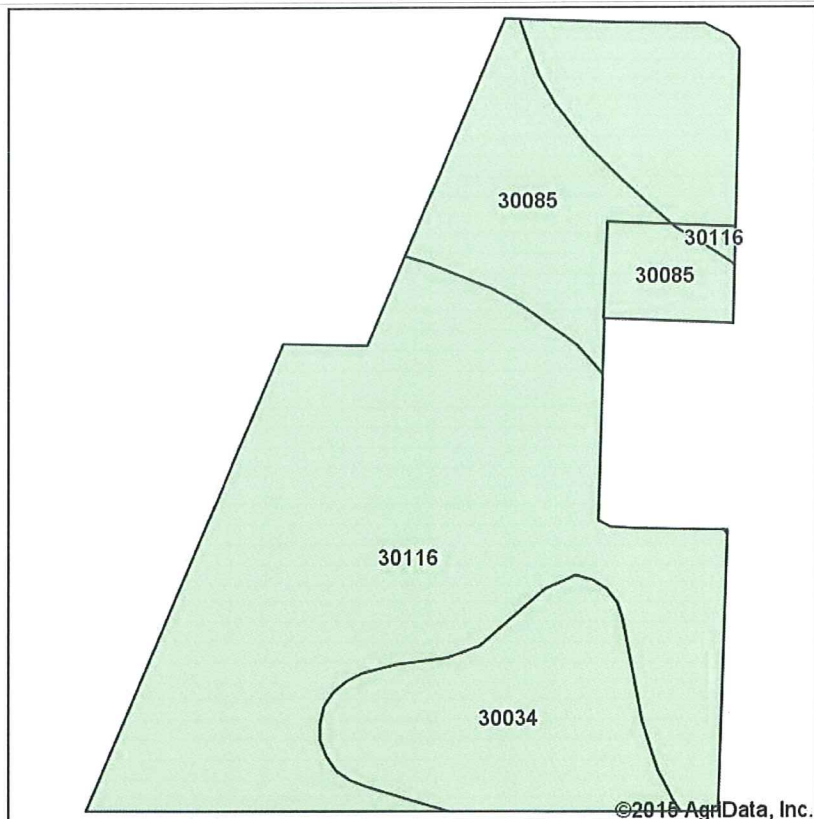
5-57N-20W
Linn County
Missouri



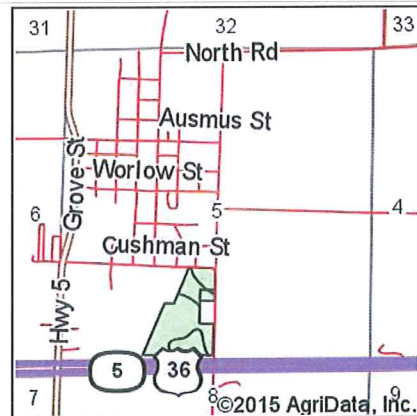
12/10/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Linn**
 Location: **5-57N-20W**
 Township: **Jefferson**
 Acres: **26.84**
 Date: **12/10/2015**

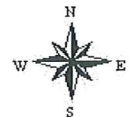
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Area Symbol: MO115, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	NCCPI Overall
30116	Lagonda silt loam, 2 to 5 percent slopes, eroded	18.10	67.4%	IIIe	48
30034	Armstrong loam, 2 to 5 percent slopes, eroded	4.52	16.8%	IIIe	60
30085	Grundy silt loam, 2 to 5 percent slopes	4.22	15.7%	IIIw	70
Weighted Average					53.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

Operator Name : CHARLES KENNEDY
 Farms Associated with Operator : 29-115-2495
 CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
29.08	26.90	26.90	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	26.90	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	0.75	0.00	0	90	
Soybeans	2.25	0.00	0	37	
TOTAL	3.00	0.00			

NOTES

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Tract Number : 814

Description : G9 S5 T57N R20W

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : CHARLES KENNEDY

Other Producers : BRIAN EHRICH

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
29.08	26.90	26.90	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	26.90	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	0.75	0.00	0	90
Soybeans	2.25	0.00	0	37
TOTAL	3.00	0.00		

NOTES

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MISSOURI

LINN

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2495

Prepared : Jan 5, 2016

Crop Year : 2016

Abbreviated 156 Farm Record

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Created: 11/23/2015

Linn County FSA
121 Pershing Road
Brookfield, MO 64628

1 inch equals 184 feet



Wetland Determination Identifiers

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

**All Measurements are
For FSA Programs Only**

- clu
- crp
- plss

**Farm 2495
Tract 814**

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.