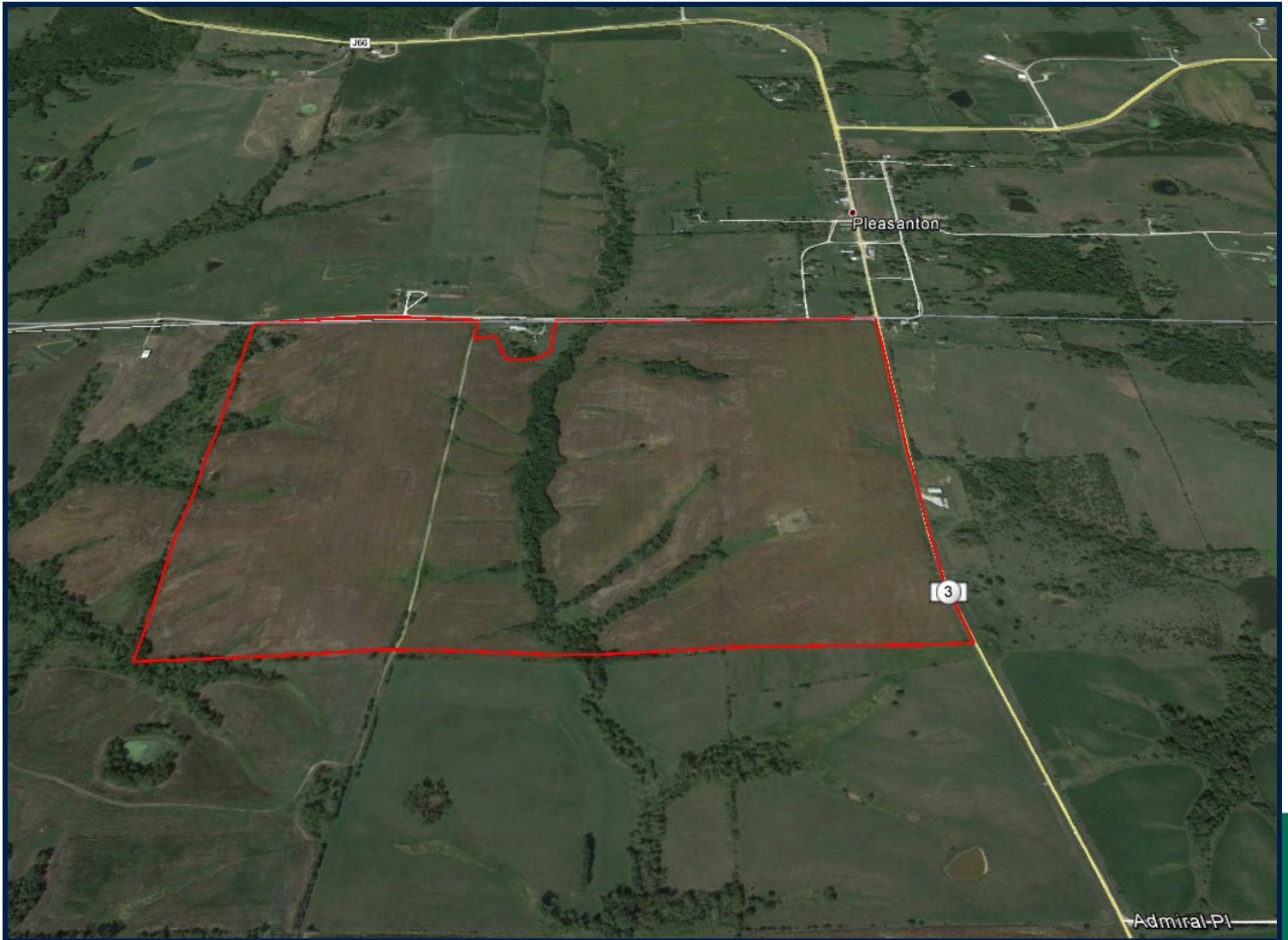


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

217 ACRES M/L
TARVER ~ MERCER COUNTY, MISSOURI

LISTING #400



217 acres m/l.

Great Income and Hunting!

217 total acres with 187 tillable acres cash rented for \$185/acre (\$34,595) in 2015 plus a \$4,000 per year hunting lease for total income of \$38,595.

This is a 5.0% return based on the asking price.

DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

SELLER

MOCTLDBTPT, LLC

TOTAL REALTY CO.

A SUBSIDIARY OF PEOPLES COMPANY

700 6th Ave., DeWitt, IA 52742

Phone: 563-659-8185

Fax: 563-659-8189

www.totalrealtyco.com

TOTAL ACRES:	
PRICE:	
Price Per Acre:	
Owner:	
Operator:	
County & State:	
Location:	
Possession Date:	
Drainage Info:	
Average Productivity:	
Taxable Acres:	
Net RE Taxes:	
Taxes payable in:	
Topography:	

F.S.A. Information:

Farmland:		Corn Base:	
Crop Acres:		Corn Yield:	
CRP Acres:		Soybean Base:	
Wheat Base:		Soybean Yield:	
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	
Tillable Acres:	
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

Legal Description:

To Contact Listing Agent:

Comments & Building Information:

Lease/FSA Information:



165" buck that was shot on the property 2012.

Aerial Map



©2015 AgriData, Inc.

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:

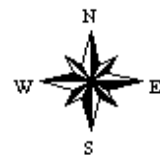


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32-67N-25W
Mercer County
Missouri

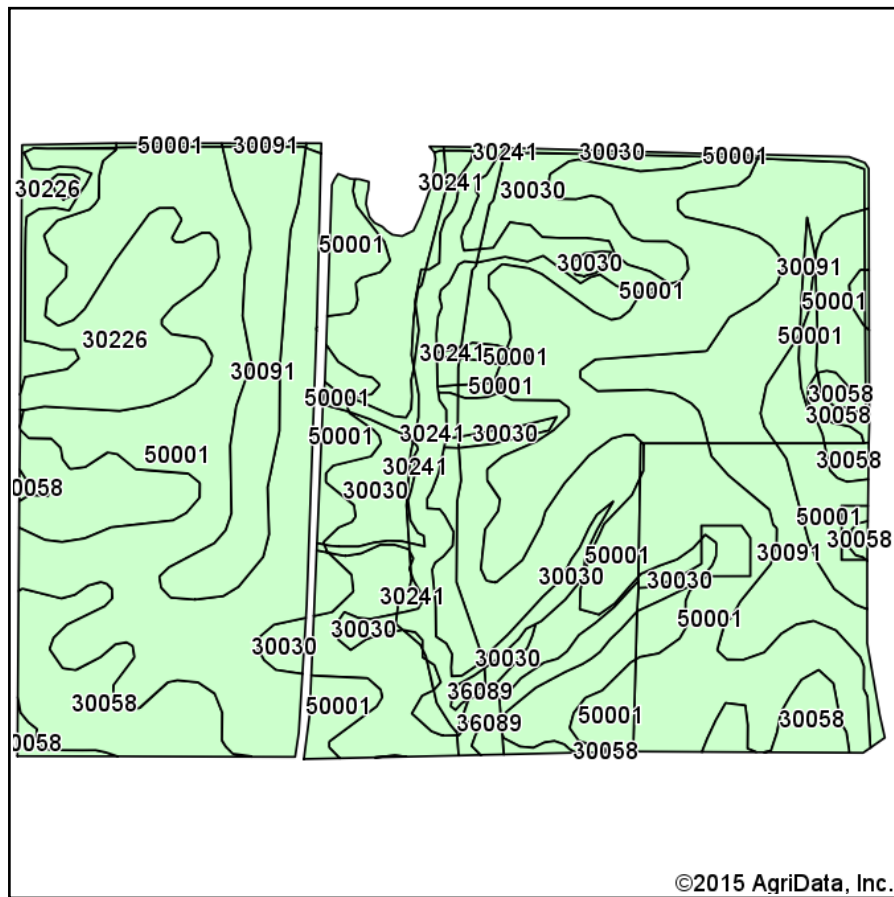
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scale: 9421

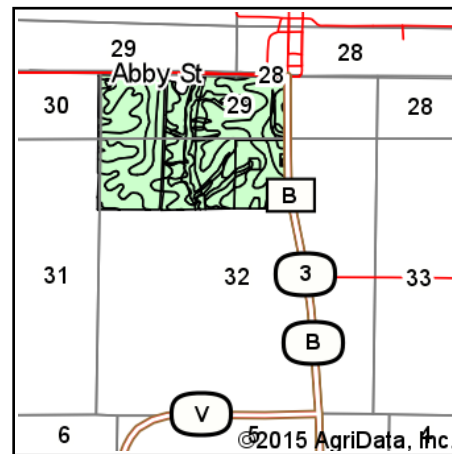


2/20/2015

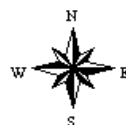
Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Mercer**
 Location: **32-67N-25W**
 Township: **Lindley**
 Acres: **209.33**
 Date: **2/20/2015**



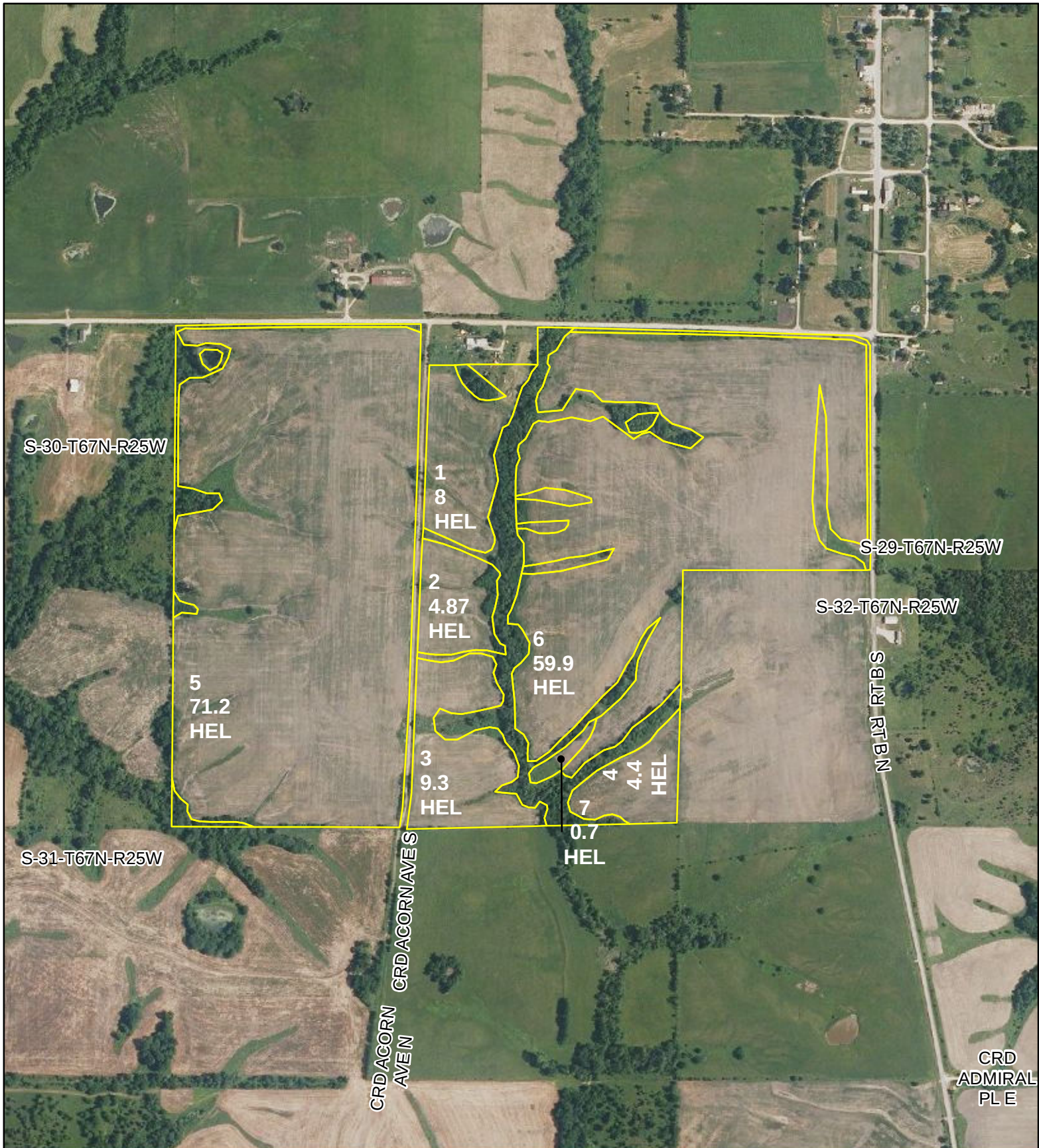
TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY
 Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO129, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class	NCCPI Overall
50001	Armstrong loam, 5 to 9 percent slopes, eroded	90.75	43.4%	IIIe	56
30030	Armstrong clay loam, 9 to 14 percent, slopes, moderately eroded	46.14	22.0%	IVe	50
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	27.18	13.0%	Ile	76
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	18.83	9.0%	VIe	55
30226	Winnegan loam, 14 to 35 percent slopes	13.60	6.5%	VIe	16
30241	Olmitz-Zook-Vesser complex, 2 to 5 percent slopes	11.77	5.6%	Ile	74
36089	Nodaway-Humeston-Vigar complex, 1 to 6 percent slopes	1.06	0.5%	IIIe	76
Weighted Average					55.7

Area Symbol: MO129, Soil Area Version: 13

Soils data provided by USDA and NRCS.



Created: 2/18/2014

Mercer County FSA

1:7,920

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
plss

Farm 359
Tract 5





See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : MISSOURI

Farm Number : 359

County : MERCER

Operator Name : FORDYCE SEED & SUPPLY INC

Farms Associated with Operator : 29-129-359, 29-171-1943, 29-227-2497, 29-087-3044, 29-005-3220, 29-005-3226, 29-171-3286,
29-129-3309, 29-005-3476, 19-159-3479, 29-129-3556, 29-087-3610, 29-129-3779, 29-129-3780

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
179.48	158.37	158.37	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	158.37	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	98.00	0.00	0.00	37	37
Corn	36.70	0.00	0.00	77	77
TOTAL	134.70	0.00	0.00		

NOTES

State : MISSOURI

Farm Number : 359

County : MERCER

Tract Number : 5

Description : B1 S29,30,31,32 T67 R25

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 :

Owners : MOCTLDBTPT LLC

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
179.48	158.37	158.37	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	158.37	0.00	0.00	0.00	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	98.00	0.00	0.00	37	37
Corn	36.70	0.00	0.00	77	77



Abbreviated 156 Farm Record

TOTAL	134.70	0.00	0.00
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NOTES

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Created: 2/18/2014

Mercer County FSA

1:7,920

Wetland Determination Identifiers

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

All Measurements are
For FSA Programs Only

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.

clu
plss

Farm 3556
Tract 3094



Abbreviated 156 Farm Record

State : MISSOURI

Farm Number : 3556

County : MERCER

Operator Name : FORDYCE SEED & SUPPLY INC

Farms Associated with Operator : 29-129-359, 29-171-1943, 29-227-2497, 29-087-3044, 29-005-3220, 29-005-3226, 29-171-3286,
29-129-3309, 29-005-3476, 19-159-3479, 29-129-3556, 29-087-3610, 29-129-3779, 29-129-3780

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
29.97	29.97	29.97	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	29.97	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
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NOTES

State : MISSOURI

Farm Number : 3556

County : MERCER

Tract Number : 3094

Description : B-1 S32 T67 R25

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 :

Owners : MOCTLDBTPT LLC

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
29.97	29.97	29.97	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	29.97	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
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NOTES