

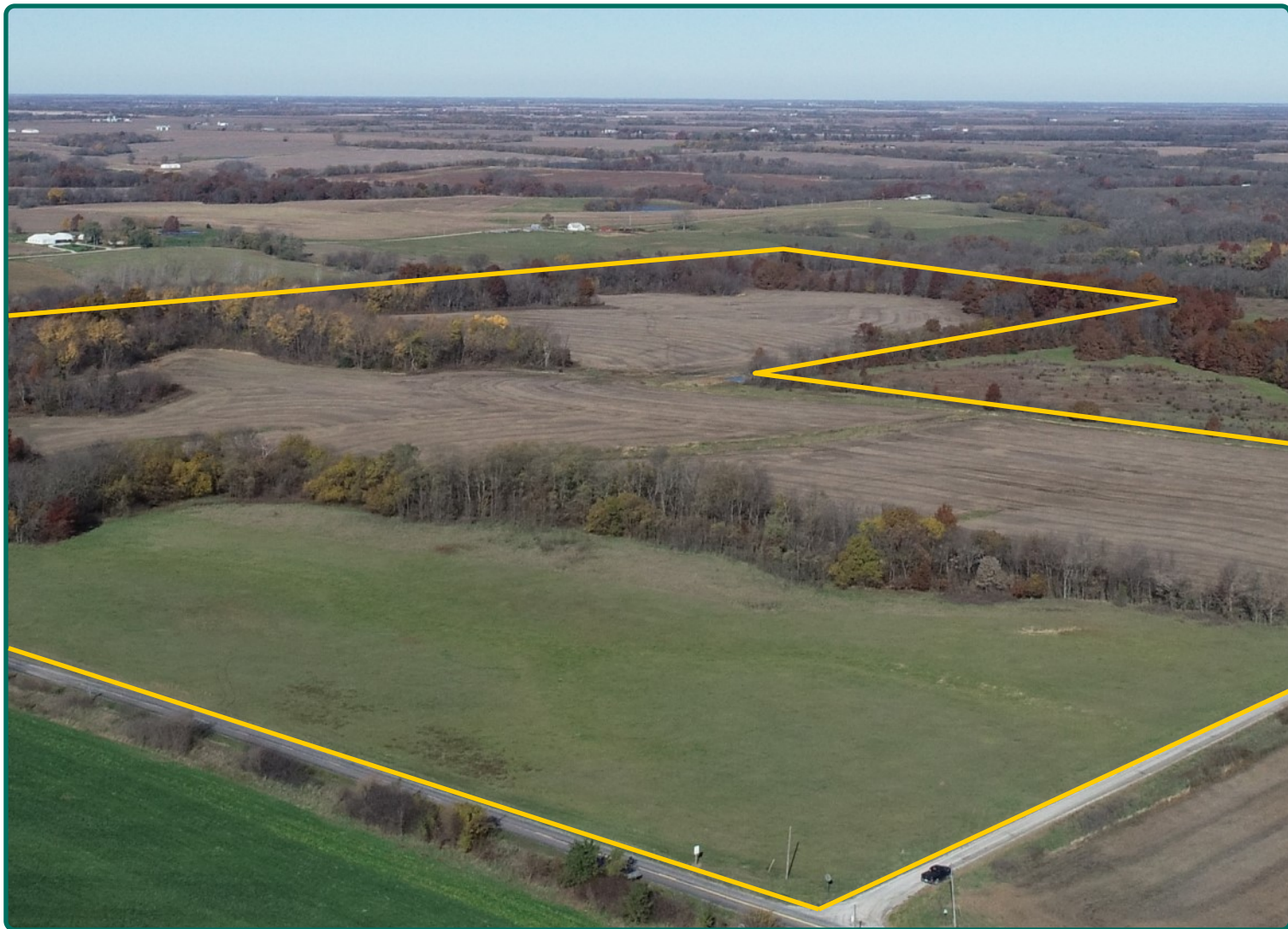
Land For Sale

ACREAGE:

106.55 Acres, m/l

LOCATION:

Grundy County, MO



Property *Key Features*

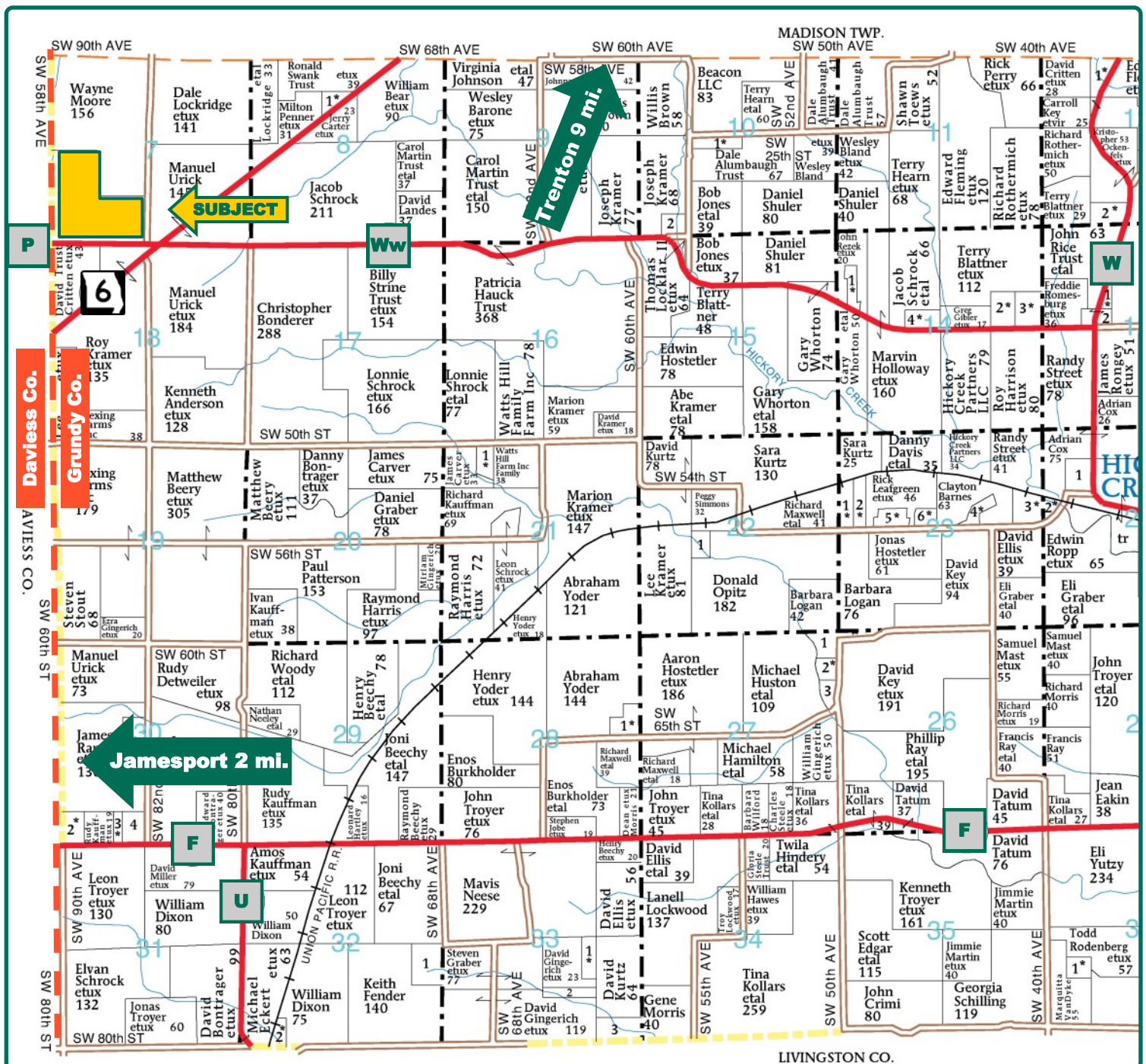
- Nice Mixed-Use Farm
- Great Building Site Potential, Located on Paved Road
- 4 Miles Northeast of Jamesport, MO

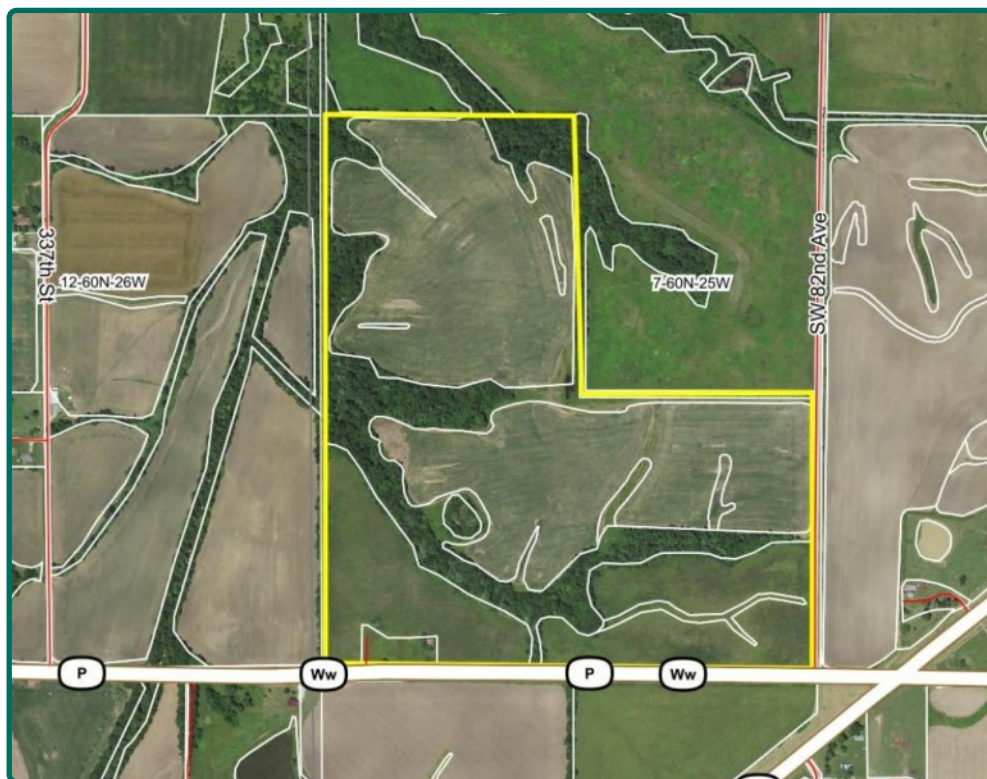
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Location Map

106.55 Acres, m/l, Grundy County, MO





Total Acres:	106.55
Crop Acres:	79.97
CRP Acres:	24.9
Corn Base Acres:	26.85
Bean Base Acres:	26.85
Soil Productivity:	68.4 NCCPI

Property Information

106.55 Acres, m/l

Location

4 miles northeast of Jamesport, MO on Hwy 6 to P/Ww, then west 1/8 mile. The property is on the north side of the road.

Legal Description

NW¼ SW¼, S½ SW¼ and W 10 rods of NE¼ SW ¼, Section 7, Township 60 North, Range 25 West of the 5th P.M., Grundy County, MO. (Jefferson Twp.)

Price & Terms

- \$394,235
- \$3,700/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed.

Real Estate Tax

Taxes Payable 2018: \$271.42
Net Taxable Acres: 106.55
Tax per Net Taxable Acre: \$2.55

FSA Data

Farm Number 1025, Tract 1397
Crop Acres: 79.97
Corn Base Acres: 26.85
Corn PLC Yield: 89 Bu.
Bean Base Acres: 26.85
Bean PLC Yield: 26 Bu.

CRP Contracts

There are 24.9 acres enrolled in a CRP contract that pays \$2,974 annually and expires 9/30/22.

Soil Types/Productivity

Primary soils are Grundy and Lamoni clay loam. NCCPI on the FSA crop acres is 68.4 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Gently rolling to moderately sloping.

Buildings/Improvements

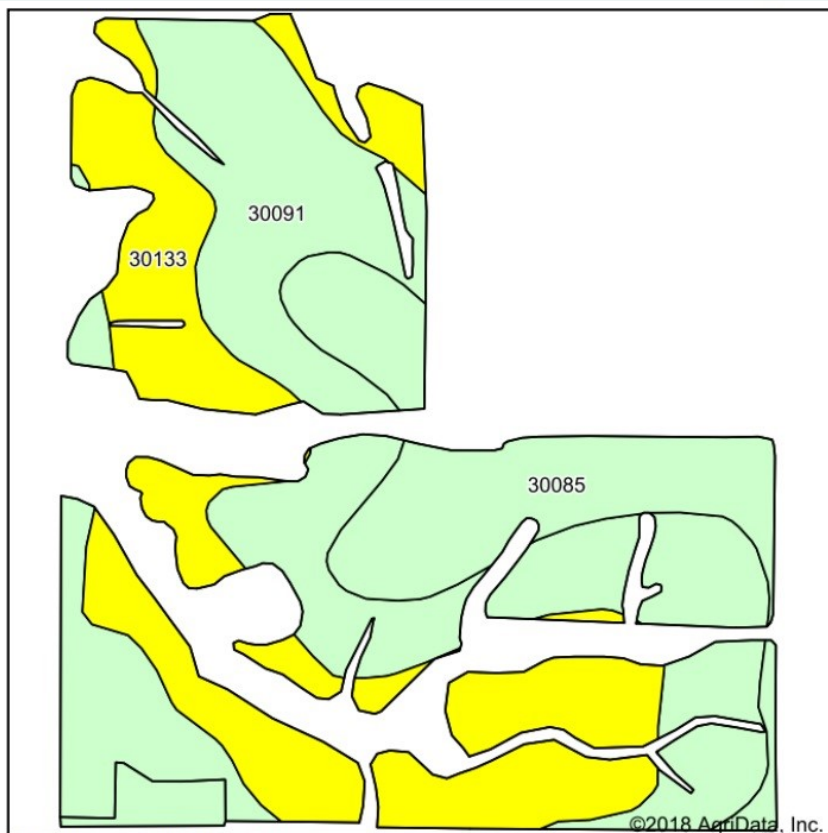
Machine shed

Drainage

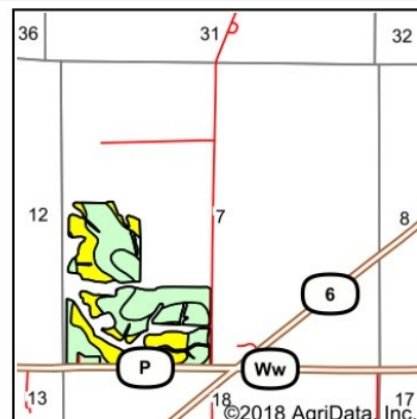
Tiled terraces

Water & Well Information

There is a pond and a depression in the center of the farm that collects water periodically.



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Grundy**
Location: **7-60N-25W**
Township: **Jefferson**
Acres: **79.97**
Date: **12/21/2018**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO079, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	38.31	47.9%		Ile	76
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	26.62	33.3%		IIle	57
30085	Grundy silt loam, 2 to 5 percent slopes	15.04	18.8%		Ile	69
Weighted Average						*n 68.4

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Comments

Nice mixed-use farm. Great potential building site located on a paved road.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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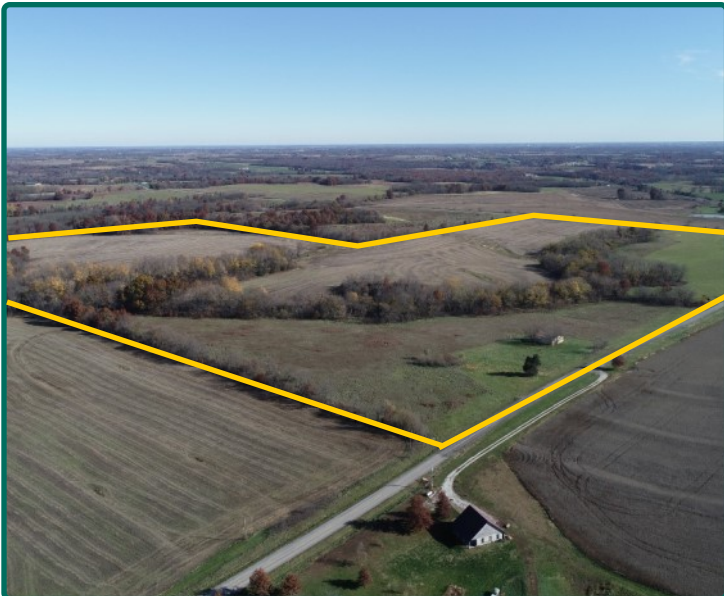
South Looking North



East Looking West



SW Looking NE



North Looking South



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