

Land For Sale

ACREAGE:

226.67 Acres, m/l

LOCATION:

Harrison & Mercer Counties, MO

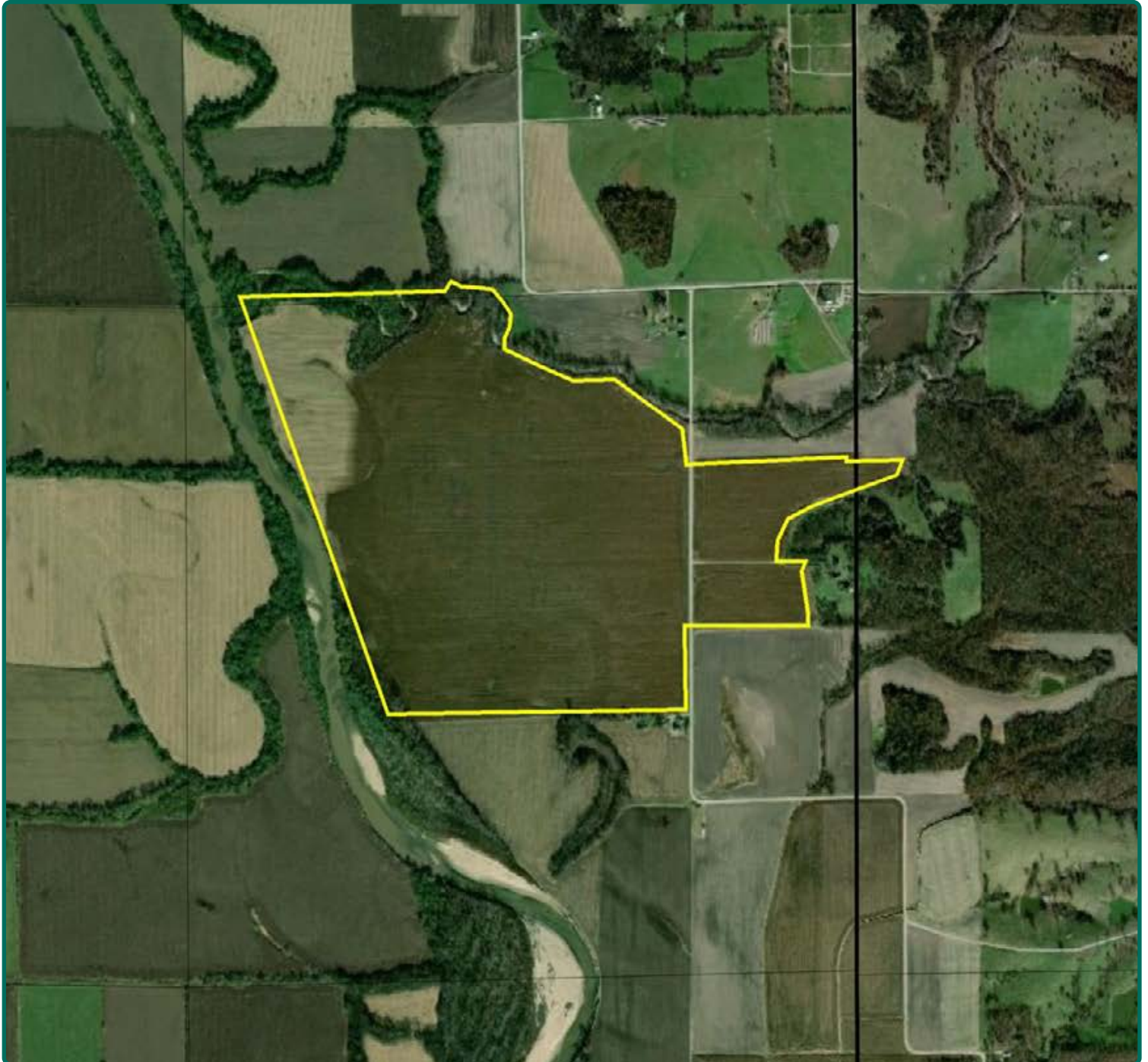


Property *Key Features*

- 1 Mile South of Cainsville, Missouri
- Good Soils on a Nice Farm
- 220.05 FSA/Eff. Crop Acres with 78.5 NCCPI

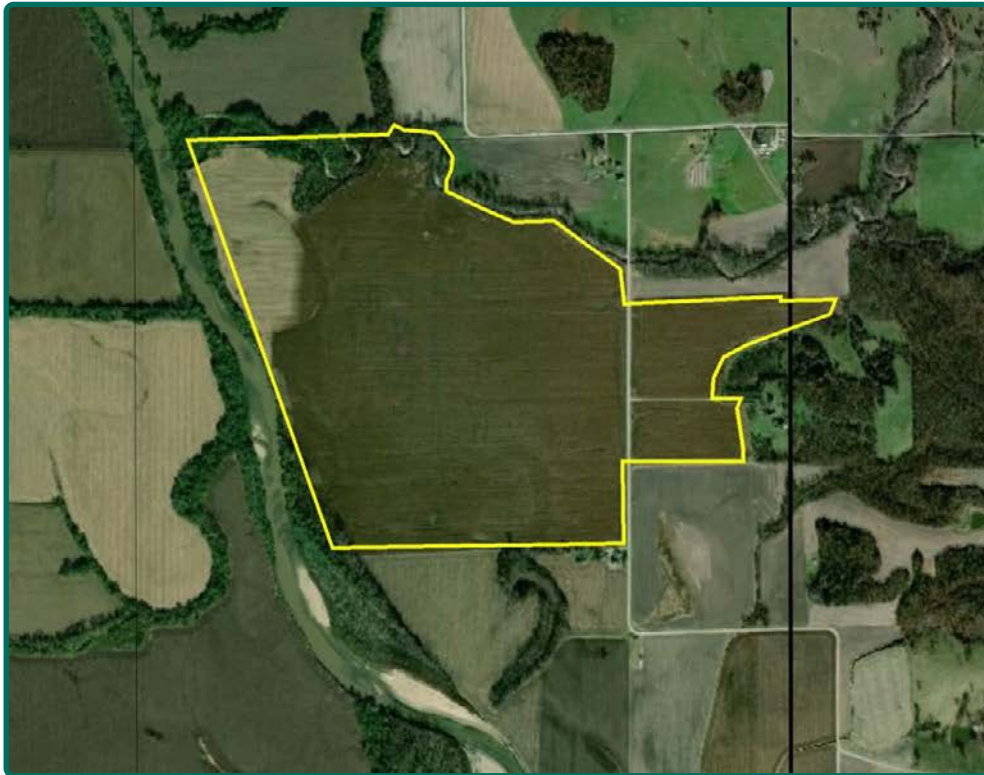
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FSA/Eff. Crop Acres:	220.05
Corn Base Acres:	53.99
Bean Base Acres:	54.24
Oat Base Acres:	.08
Soil Productivity:	78.5 NCCPI

Property Information

226.67 Acres, m/l

Location

1 mile south of Cainsville, MO on 347th Ave.

Legal Description

SE¼ NE¼, W½ NE¼ lying south of creek, NW¼ lying east of Thompson River, all in Section 24, Township 65 North, Range 26 West of the 5th P.M., Harrison Co., Missouri AND Parcel Number 12042190000005.01 in Section 19, Township 65 North, Range 25 West of the 5th P.M., Mercer Co., Missouri.

Price & Terms

- \$1,586,690
- \$7,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

Taxes Payable 2018: \$1,527.06
Net Taxable Acres: 226.67
Tax per Net Taxable Acre: \$6.74

FSA Data

Farm Number 7900, Tract 4506
FSA/Eff. Crop Acres: 220.05
Corn Base Acres: 53.99
Corn PLC Yield: 95 Bu.
Bean Base Acres: 54.24
Bean PLC Yield: 39 Bu.
Oat Base Acres: .08
Oat PLC Yield: 45 Bu.

Soil Types/Productivity

Primary soils are Nodaway, Zook & Humeston. NCCPI on the FSA/Eff. crop acres is 78.5 per Agridata, Inc. See soil map for details.

Land Description

Level to gently rolling

Buildings/Improvements

None

Drainage

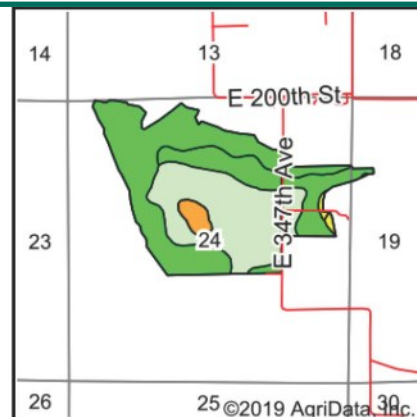
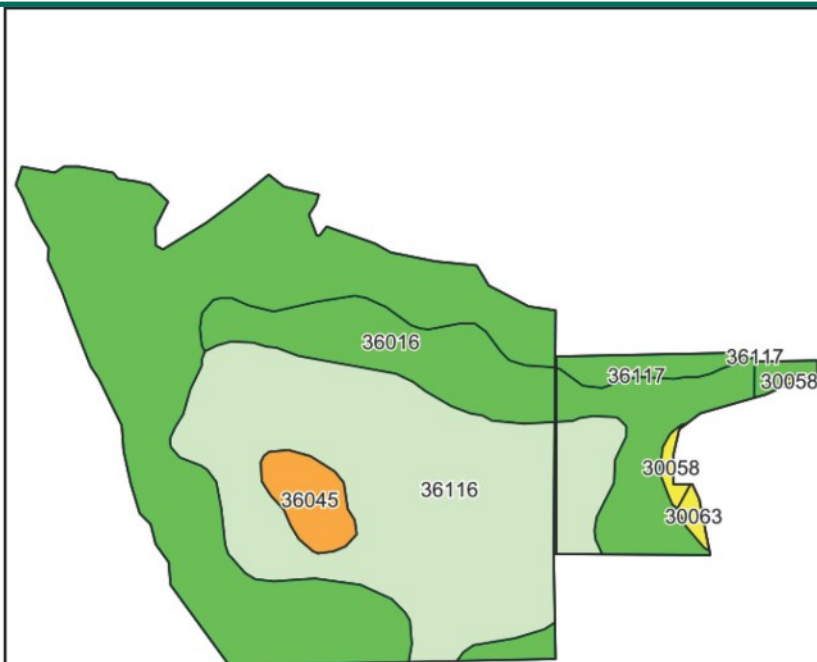
The Thompson River runs along the west boundary of the farm. Brushy Creek runs along the north boundary of the farm on the west side of the road.

Water & Well Information

None known

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State: **Missouri**
County: **Harrison**
Location: **24-65N-26W**
Township: **Madison**
Acres: **220.05**
Date: **3/19/2019**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: MO081, Soil Area Version: 21
Area Symbol: MO129, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	*n NCCPI Overall
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	89.61	40.7%		IIw	84
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	80.93	36.8%		IIw	73
36016	Humeston silt loam, 0 to 2 percent slopes, occasionally flooded	39.75	18.1%		IIIw	87
36045	Wabash silty clay, 0 to 2 percent slopes, frequently flooded	6.29	2.9%		IVw	23
36016	Humeston silt loam, 0 to 2 percent slopes, occasionally flooded	1.45	0.7%		IIIw	87
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	0.97	0.4%		VIe	56
30063	Gara loam, 9 to 14 percent slopes, moderately eroded	0.95	0.4%		IVe	59
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	0.10	0.0%		VIe	56
Weighted Average						*n 78.5

Comments

Great-laying farm in north central Missouri.

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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East Looking West



Southeast Looking Northwest



South Looking North



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