



RLI Farm & Ranch
REALTORS LAND INSTITUTE

LAND FOR SALE

<i>TOTAL ACRES</i>	4,100 Acres M/L
<i>PRICE</i>	\$17,430,000.
<i>Price Per Acre</i>	\$4,252.
<i>Owner</i>	Myron Oen Trust & Wilma Oen Trust
<i>Operator</i>	Various per Area
<i>County & State</i>	Appanoose/Decatur/Wayne Co. in IA and Adair/Chariton/Linn/Knox/Mercer and Sullivan Co. in MO
<i>Location</i>	Various in South Central IA / North Central MO
<i>Possession Date</i>	TBD
<i>Drainage Info</i>	Improved to Natural
<i>Average Productivity</i>	
<i>Taxable Acres</i>	4,100 Acres M/L (exact taxable acres per farm tax statement)
<i>Net RE Taxes</i>	\$41,935. IA ave. \$14.15 p/A; MO ave. \$2.62 p/A
<i>Taxes Payable In</i>	
<i>Topography</i>	Level to rolling (mostly A to C slope)

TO CONTACT LISTING AGENT

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Cell: 815-291-6550
Email: daveiowafarmland@gmail.com

LEGAL DESCRIPTION (abbreviated)

Various – See enclosed Maps

COMMENTS & BUILDING INFORMATION

- 1 machine shed on 400/A in Wayne Co., IA
2. 2.4 million spent in the last 8 years on tiling and terracing
3. Lots of Depreciation available for new owner

F.S.A. INFORMATION

Farmland	4,088.68
Crop Acres	3,621.86
CRP Acres	46.08
Wheat Base	32.33
Wheat Yield	Various per Farm
Corn Base	1,537.7
Corn Yield	Various per Farm
Soybean Base	869.1
Soybean Yield	Various per Farm

APPROX. BREAKDOWN OF ACRES

Total Acres	4,088.68
Tillable Acres	3,621.86
CRP Acres	46.08
Farmstead	N/A
Roads	Hard surface Gravel
Waterways	Various per Farm
Timber	Limited
Pasture	N/A

LEASE/FSA INFORMATION

Various Leases with variable term dates and rent amounts per acre.
Discuss with Broker

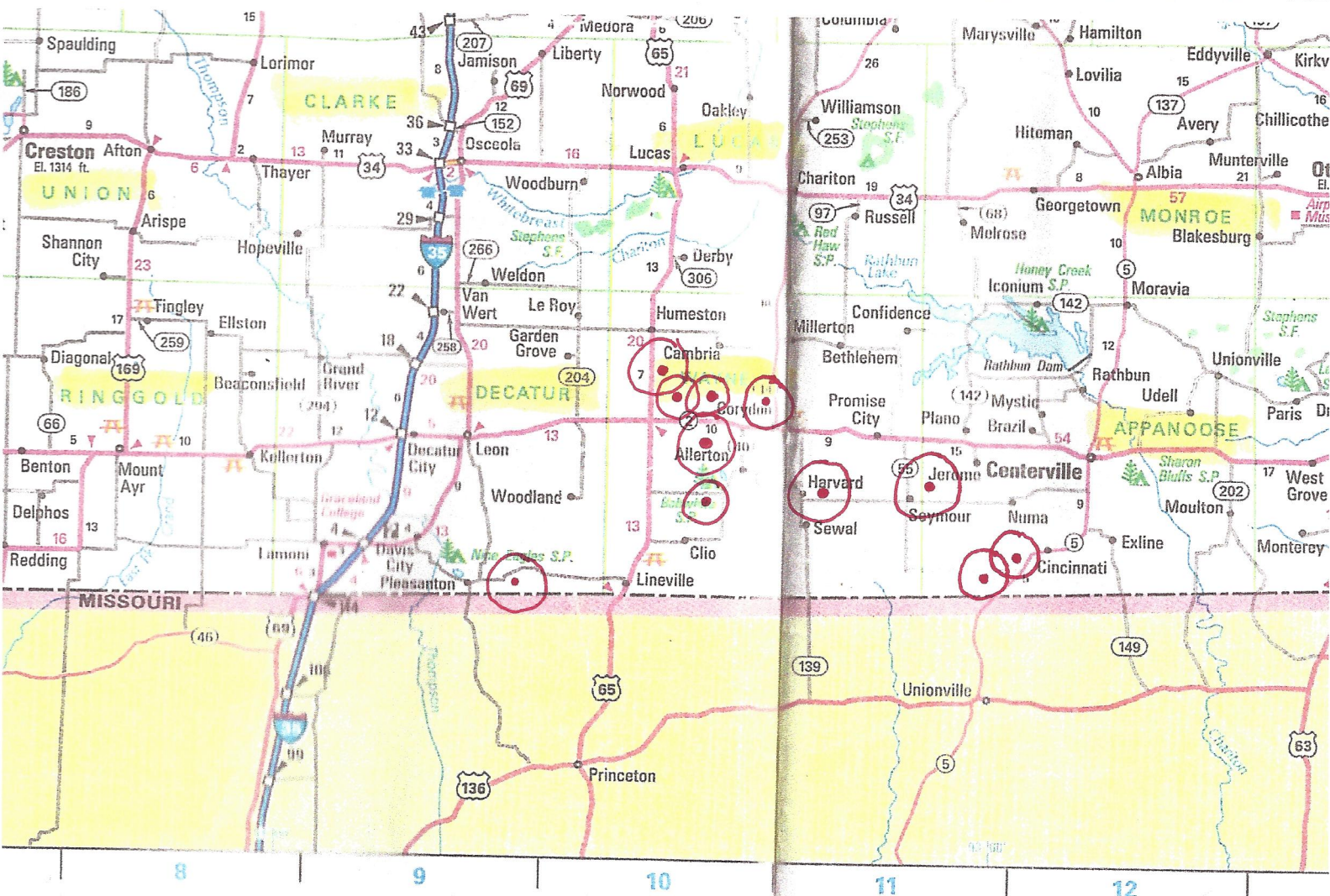
* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.

	FSA Farmland	Crop Acres	CRP	Corn Base	Corn Yield	Soybean Base	Soybean Yield	Wheat/ Oats Base
Appanoose								
FSA Farm #								
#3860	74.06	70.3	0	30.3	97	30.3	32	0
#4088	251.35	234.2	0	58.6	91	82.5	28	0
#4608	147.94	139.84	0	38.9	101	28	27	W 1.2
Wayne								
#4548	184.87	164.65	0	27.2	101	9.7	28	0
#4210	392.75	364.22	0	191.12	91	63.78	20	0
#5785								
T.820	96.06	90	0	34.8	98	42	30	W 1.2
T.-914	234.82	202.91	23.35	53.31	91	3.9	30	0
T.-4854	313.47	275.68	11.6	133.09	130	127.3	35	0
T.-4853	196.38	186.23	0	108.3	103	68.7	34	O 2.4
T.3203	360.65	339.31	0	269.2	113	21	36	0
#247	155.47	148.82	11.13	42.3	98	48.3	27	W 5.4
Decatur								
#3282	290.06	223.21	0	133.61	94	81.02	52	0
Mercer								
#2784	177.3	162.11	0	153	91	5.7	46	W 2.3
Sullivan								
#3660	351.99	316.02	0	150.93	95	151.17	41	0
Linn								
#3385	242.59	176.61	0	0	0	47.6	27	0
Chariton								
#6604	80.01	65.25	0	0	0	7.7	31	0
Adair								
#2964	196.57	170.24	0	34.7	118	34.8	36	W 6.6 O 10.8
#3831	261.29	212.38	0	47.1	87	0	0	0
Knox								
#3211	81.05	79.88	0	31.24	121	15.63	34	W 15.63
Total:	4,088.68	3,621.86	46.08	1,537.70		869.1		Wh 32.33 Oats 13.20

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	Real Estate Taxes	Per Acre Est.	Total State Tax
Appanoose			
Acres/FSA Farm #			
74/#3860	932	12.59	
250/#4088	2,820	11.28	
149/#4608	1,612	10.82	
Wayne			
182/#4548	2,526	13.88	
400/#4210	5,556	13.89	
1201/#5785			
100/T.-820	1,286	12.86	
240/T.-914	3,212	13.38	
502/T.-4854	3,970	12.66	
502/T.-4853	2,816	14.34	
360/T.-3203	5,862	16.28	
160/#247	2,400	15.01	
Decatur			
280/#3282	5,286	18.88	IA Tax Total: 38,278
Mercer			
180/#2784	908.61	5.05	
Sullivan			
355/#3660	837.63	2.36	
Linn			
240/#3385	406.38	1.69	
Chariton			
80/#6604	157.4	1.97	
Adair			
200/#2964	461.33	2.31	
260/#3831	634.11	2.44	
Knox			
80/#3211	252.76	3.16	MO Tax Total: 3,658.22
			IA/MO Tax
			Total: 41,936.22

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Iowa Farm Land Brokers

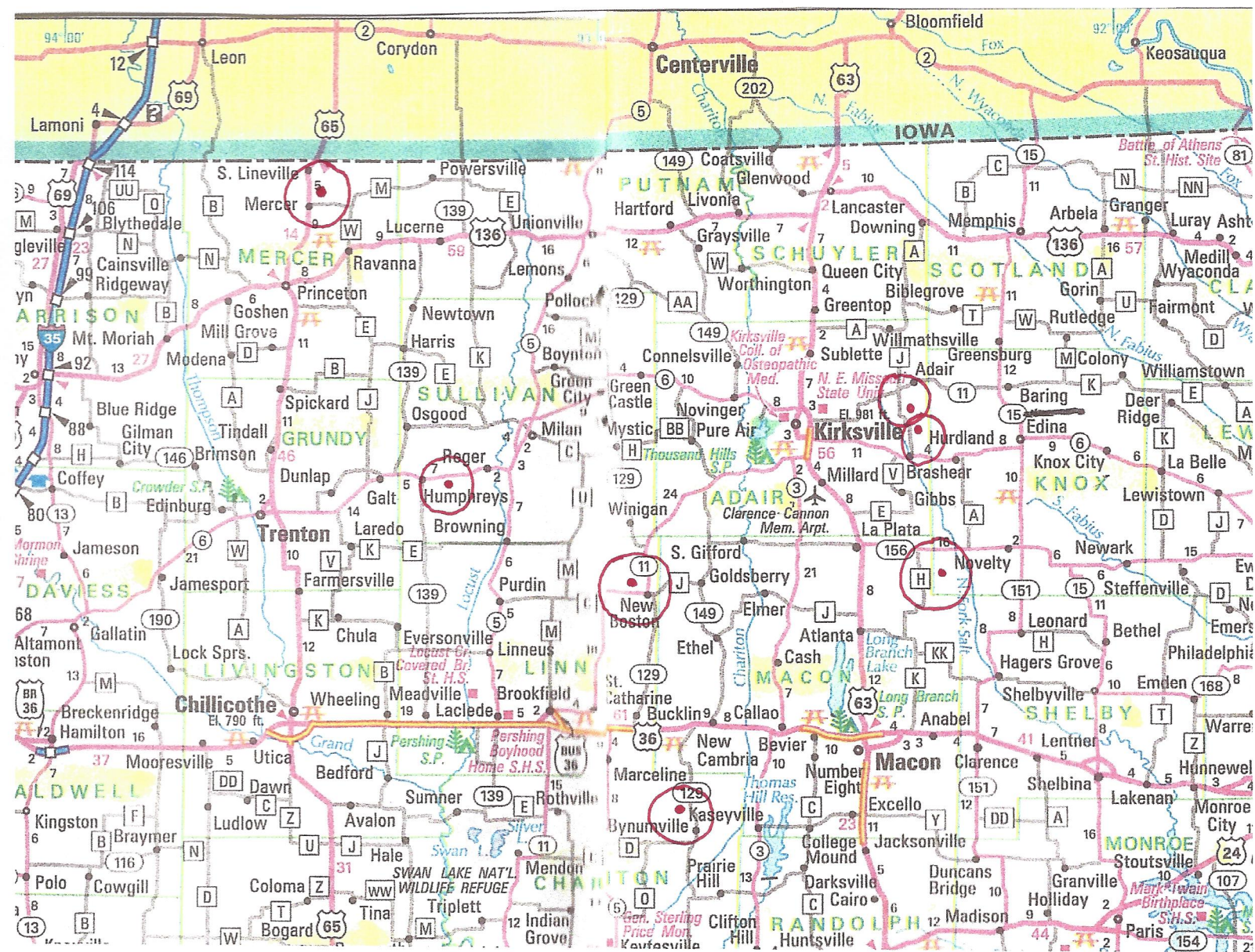
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