



12119 Stratford Drive, Suite B  
Clive, Iowa 50325

**PeoplesCompany.com**

LISTING #15340



**KENNY HERRING, ALC**

515.783.8718 | [Kenny@PeoplesCompany.com](mailto:Kenny@PeoplesCompany.com)

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RECREATIONAL LAND AVAILABLE

LISTING  
#15346

**KNOX  
COUNTY**

MISSOURI

239

ACRES  
M/L

**KENNY HERRING, ALC**

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**Peoples Company is pleased to offer  
239 acres m/l in Knox County, Missouri!**

This exceptional recreational property offers an ideal combination of habitat and food source to hold and grow trophy deer. The property consists of 37.37 acres currently in row crop production carrying a tillable NCCPI rating of 83.6. The primary soil types on the tillable acres are Arbela and Piopolis with slopes from zero to two percent. The balance of the property includes 17 acres m/l of clean hay ground, large mature hardwood timber, ponds, and pasture land. Several ideal food plot locations are in secluded fields surrounded with timber. The farm is located in Section 17 of Colony Township southeast of Rutledge, Missouri.

**Details:**

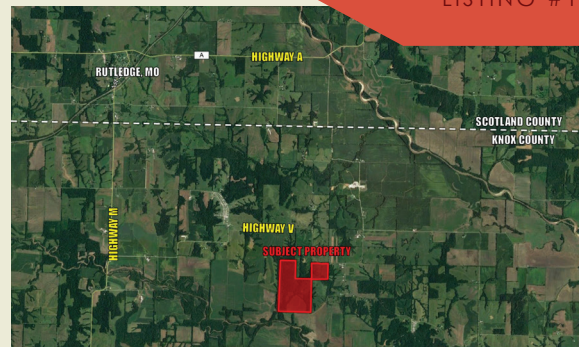
**Wheat:** 13.10 base acres with a PLC yield of 45

**Corn:** 13.5 base acres with a PLC yield of 96

**Soybeans:** 18.9 base acres with a PLC yield of 30

**Directions:**

**From Rutledge, Missouri:** Travel south on Highway M for 1.75 miles before turning left on Highway V. Travel east on Highway V for 3.75 miles and the farm will be situated on the south side of the road. Look for Peoples Company signs.



Code	Soil Description	Acres	% of Field	NCCPI
30057	Gara loam	94.20	40.3% ●	68
60022	Leonard silt loam	55.75	23.8% ●	62
56001	Piopolis silty clay loam	29.40	12.6% ●	77
36013	Fatima silt loam	18.60	7.9% ●	83
36003	Arbela silt loam	16.00	6.8% ●	88
30213	Vigar loam	11.08	4.7% ●	84
30106	Kilwinning silt loam	8.62	3.7% ●	60
66075	Chequest silty clay loam	0.32	0.1% ●	64
<b>Weighted Average</b>				<b>70.7</b>

**Price:**

**Total Price:** \$740,900

**Price per Acre:** \$3,100



**KNOX  
COUNTY**  
MISSOURI **239** ACRES  
M/L