

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Nodaway County, MO**

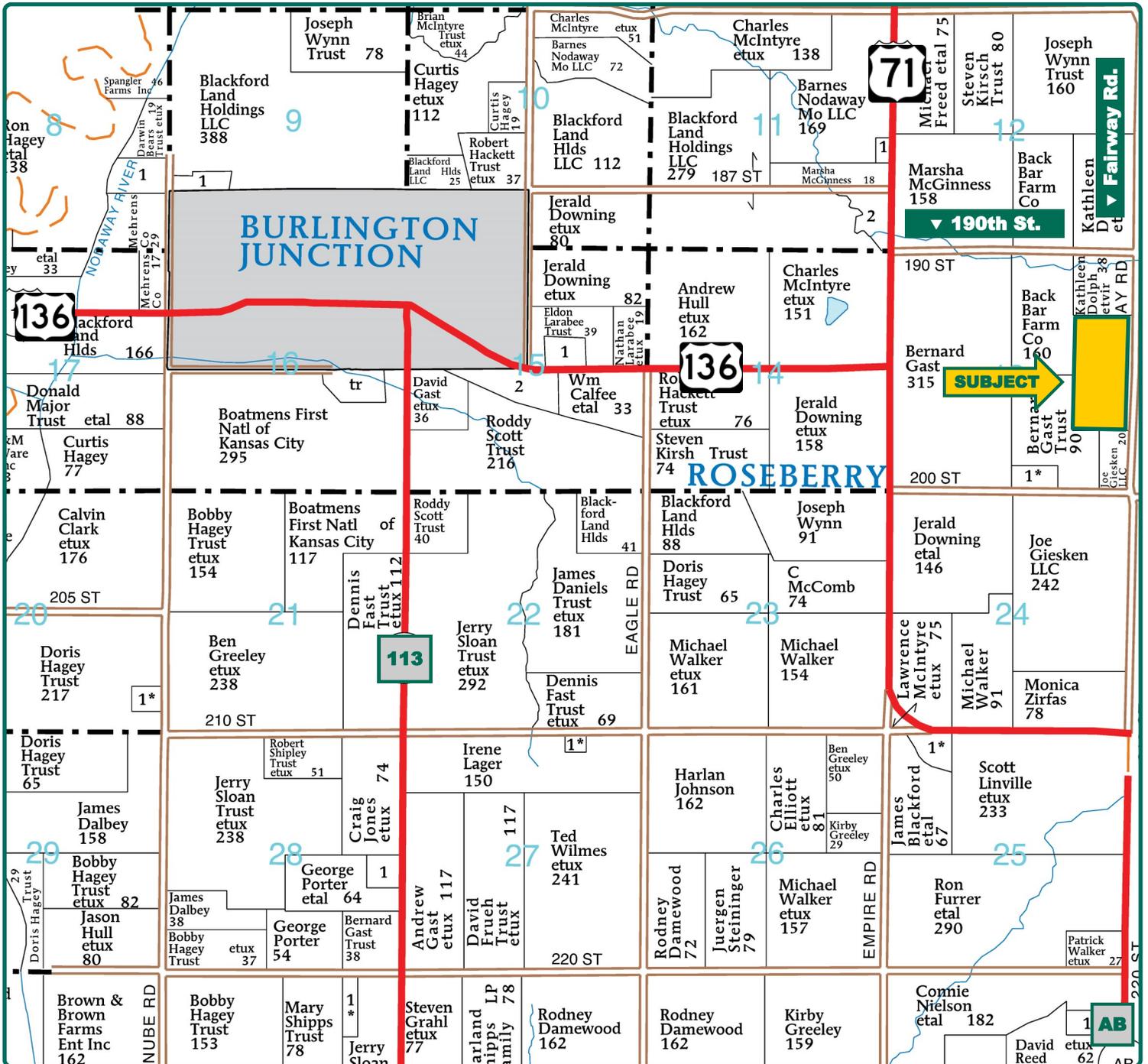


## **Property Key Features**

- **Back-Bar Farm Company of Nebraska**
- **3¼ Miles East of Burlington Junction, Missouri**
- **Located Near Several Ethanol Plants & Soybean Processing Terminals**

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**FSA/Eff. Crop Acres: 68.83\***  
**Cert. Grass Acres: 16.60\***  
**Corn Base Acres: 25.24\***  
**Bean Base Acres: 24.88\***  
**Soil Productivity: 81.00 NCCPI**

*\*Acres are estimated.*

## Property Information

**80.00 Acres, m/l**

### Location

From Burlington Junction: go 1½ miles east on Hwy. 136 to Hwy. 71, then north ½ mile to 190th St., then 1 mile east to Fairway Rd., then south ¼ mile on Fairway Rd. The property is on the west side of Fairway Rd.

### Legal Description

SE¼ NE¼, NE¼SE¼, Section 13, Township 65 North, Range 37 West of the 5th P.M.

### Price & Terms

- \$385,000
- \$4,812.50/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

At closing, subject to existing lease.

### Real Estate Tax

2020 Taxes Payable: \$230.95\*  
 Net Taxable Acres: 80.00\*  
 Tax per Net Taxable Acre: \$2.89\*  
*\*Taxes are estimated pending parcel split. Nodaway County Assessor will determine final tax figures.*

### Lease Status

Open lease for 2022 crop year.

### FSA Data

Part of Farm Number 5060, Tract 8336  
 FSA/Eff. Crop Acres: 68.83\*  
 Cert. Grass Acres: 16.60\*  
 Corn Base Acres: 25.24\*  
 Corn PLC Yield: 130 Bu.  
 Bean Base Acres: 24.88\*

Bean PLC Yield: 37 Bu.

*\*Acres are estimated pending reconstitution of farm by the Nodaway County FSA Office.*

### Soil Types/Productivity

Primary soils are Shelby and Sharpsburg. NCCPI on the estimated FSA/Eff. crop acres is 81.00. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Gently sloping.

### Drainage

Natural with some tile and terraces. No maps available.

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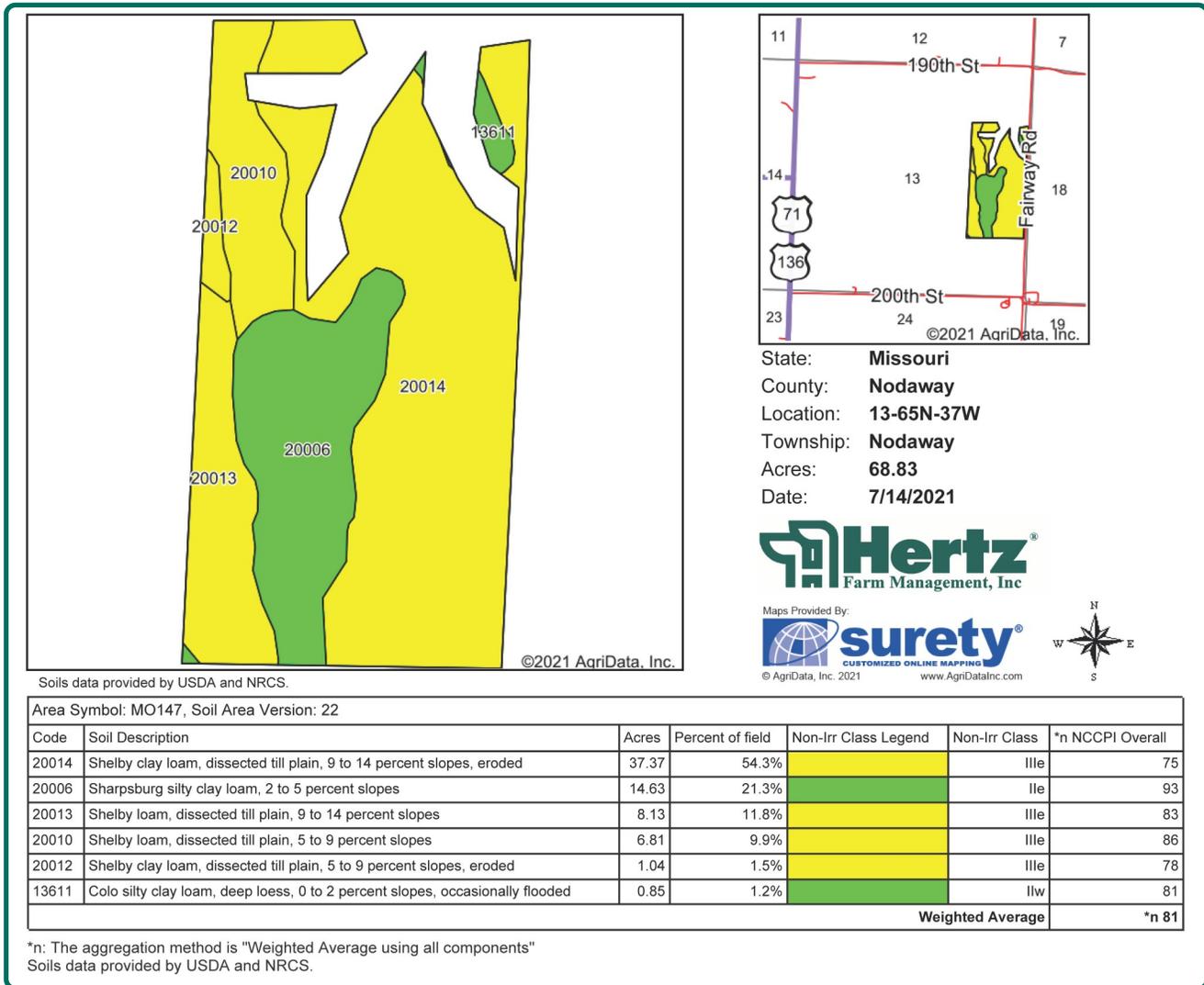
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### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Opportunity to pick up a nice 80-acre farm with tile and terraces on the south half of the farm.

### Additional Land for Sale

Seller has 3 additional tracts of land for sale. There are 2 tracts located directly west and northwest of this land, and another tract of land located approximately 3 miles southwest of this property. See additional Land Aerial Photo.

*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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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Looking South



Looking Northwest



Looking South



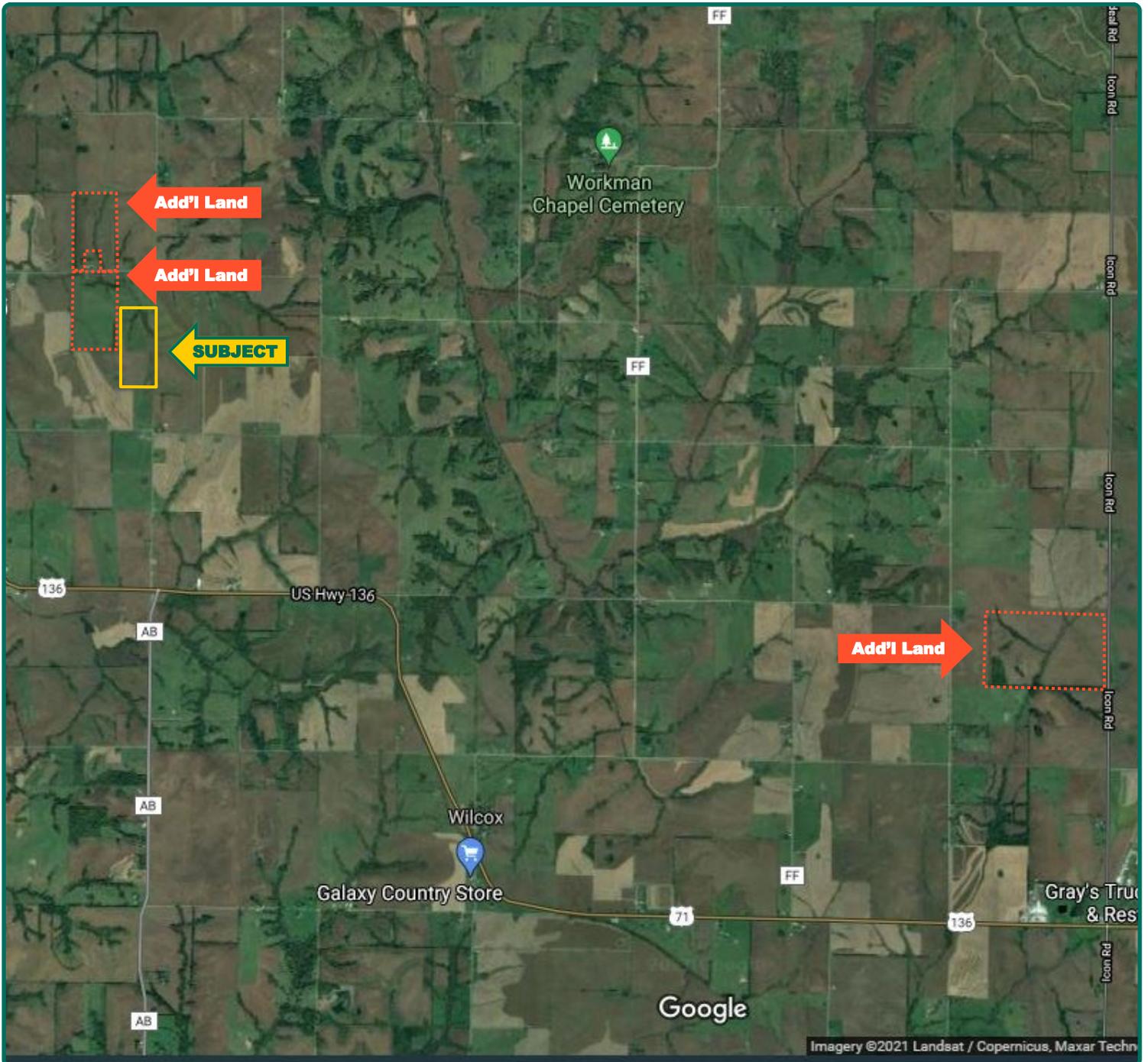
Looking North



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# Additional Land Aerial Photo



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