



For Sale: 38.4 Taxable Acres, ML Mercer Co., MO – Near Modena



Call 641-333-2705 or visit southwestiowaland.com

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Ulring 38 Farm – Mercer Co. 38.4 Taxable Acres, ML

Asking Price: \$160,000.00

Town: Modena

State: MO

Taxes: \$97.35 Annually (Mercer County Collectors/Treasurer)

Terms: Cash, payable at closing

Land Use: Approx. 40.07 farmland acres of which 27.03 acres currently enrolled in CRP, remainder in Timber.
(Mercer County FSA)

Possession: Upon closing

Income: \$4,947 total current annual income as follows: CRP income of \$4,947. (Mercer County FSA)

CRP Description: 27.03 acres enrolled at \$183.01 per acre for an annual payment of \$4,947 with an expiration date of 9/2026 (Mercer County FSA)

FSA Description: Corn Base 0.0, 0 PLC Yield; Soybean Base 0.0, 0 PLC Yield (Mercer County FSA)

CSR Description: NCCPI- 86.6 (Surety Maps)

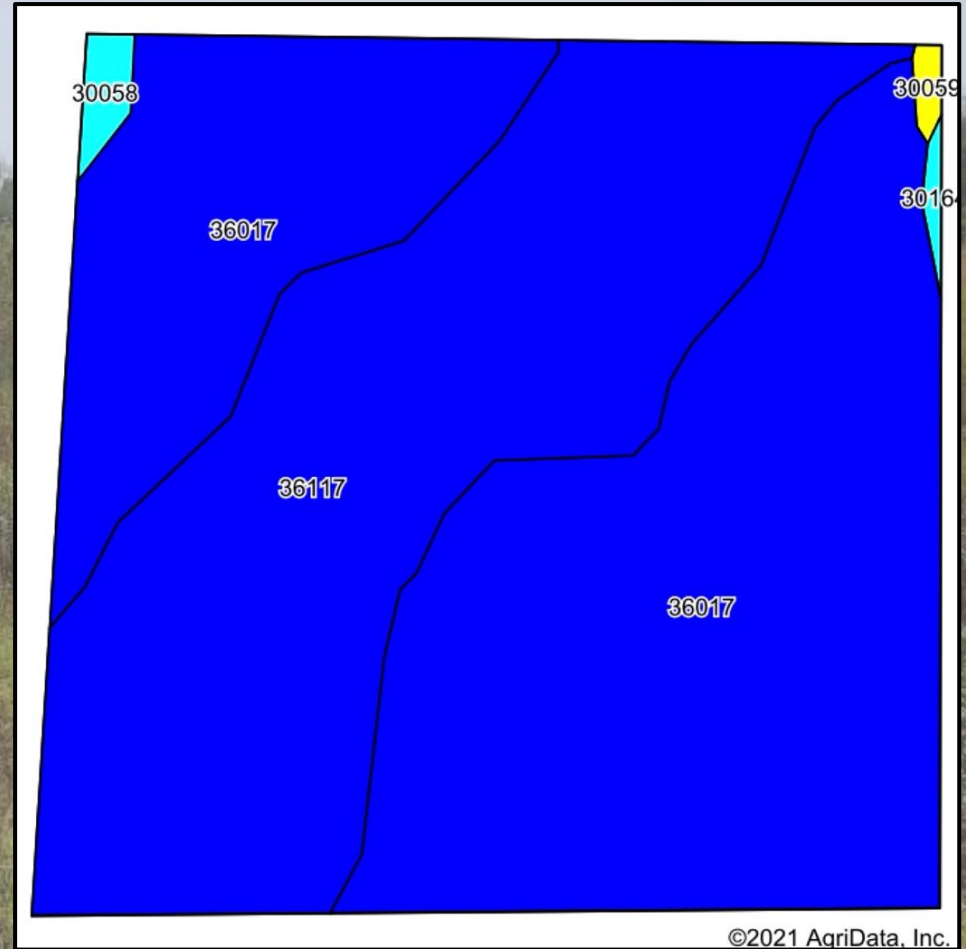
Comments: Presenting the Ulring 38 Farm located in Mercer County, Missouri! This farm has great hunting potential being a CRP farm with some timber. This property has highway frontage to the south and is very flat with great black soils. There is also guaranteed CRP income until 2026. Give Brennan Kester a call at 515-450-6030 on this quality piece of land!

Listing Agent:
Brennan Kester
515-450-6030

PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



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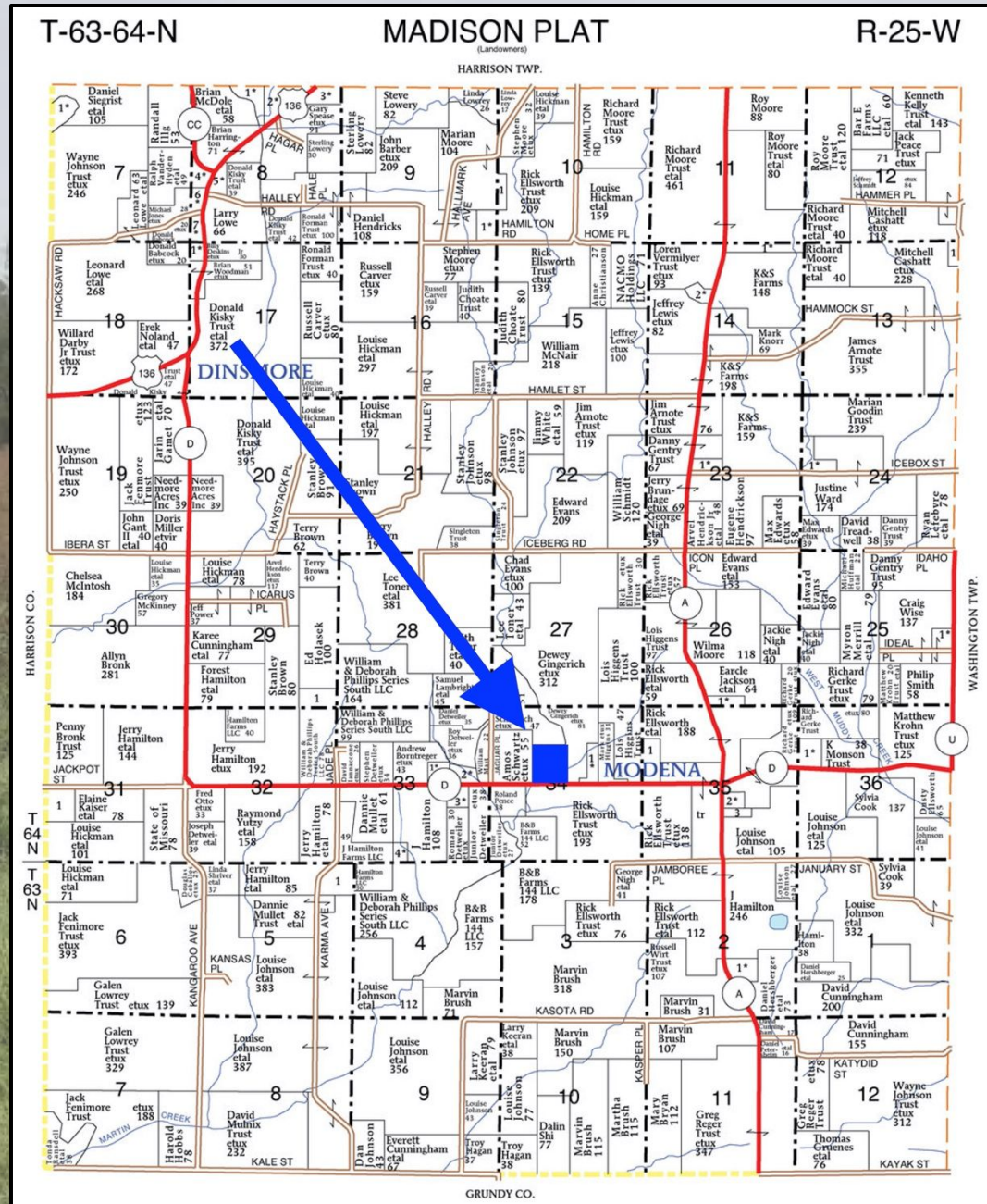
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Soils Data

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
36017	Humeston silty clay loam, 0 to 2 percent slopes, occasionally flooded	23.23	58.6%		Illw							89	89	68
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	15.90	40.1%		Ilw							84	84	77
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	0.28	0.7%		Vle							64	64	50
30059	Gara loam, 18 to 24 percent slopes, moderately eroded	0.12	0.3%		Vle							56	56	39
30164	Pering silty clay loam, 2 to 5 percent slopes, eroded	0.11	0.3%		Ille	5	8	7	8	7	8	61	61	56
Weighted Average					2.63	*-	*-	*-	*-	*-	*-	*n 86.6	*n 86.6	*n 71.4



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