



For Sale: 79.2 Taxable Acres, ML
Sullivan Co., near Harris, MO



Call 641-333-2705 or visit southwestiowaland.com

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Sullivan Liberty 30 Farm – Sullivan Co., MO

79.2 Taxable Acres, ML

Asking Price: \$471,240.00

Town: Harris

County: Sullivan

State: MO

Taxes: \$141.51 Annually (Sullivan County Treasurer)

Terms: Cash, Payable at Closing

Land Use: FSA shows 79.11 farmland acres, with 72.59 effective tillable acres in row crop.
(Sullivan County FSA)

Possession: At Closing

FSA Description: No data. (Sullivan County FSA)

NCCPI Rating: 67 (Surety Maps)

Comments: Presenting the Sullivan Liberty 30 farm. This property offers highly tillable acres and blacktop frontage. Located right on highway TT, northwest of Milan and South of Harris, and in a strong area with good access to marketing facilities. The seller would like to rent the farm back for two to three years allowing for a possible locked in ROI. With the ability to lock in a return or to farm it yourself, this nice laying, short 80 is a must see! The seller has three other tracks for sale as well. Give Listing Agent, Brennan Kester, a call at 515-450-6030 for additional information!

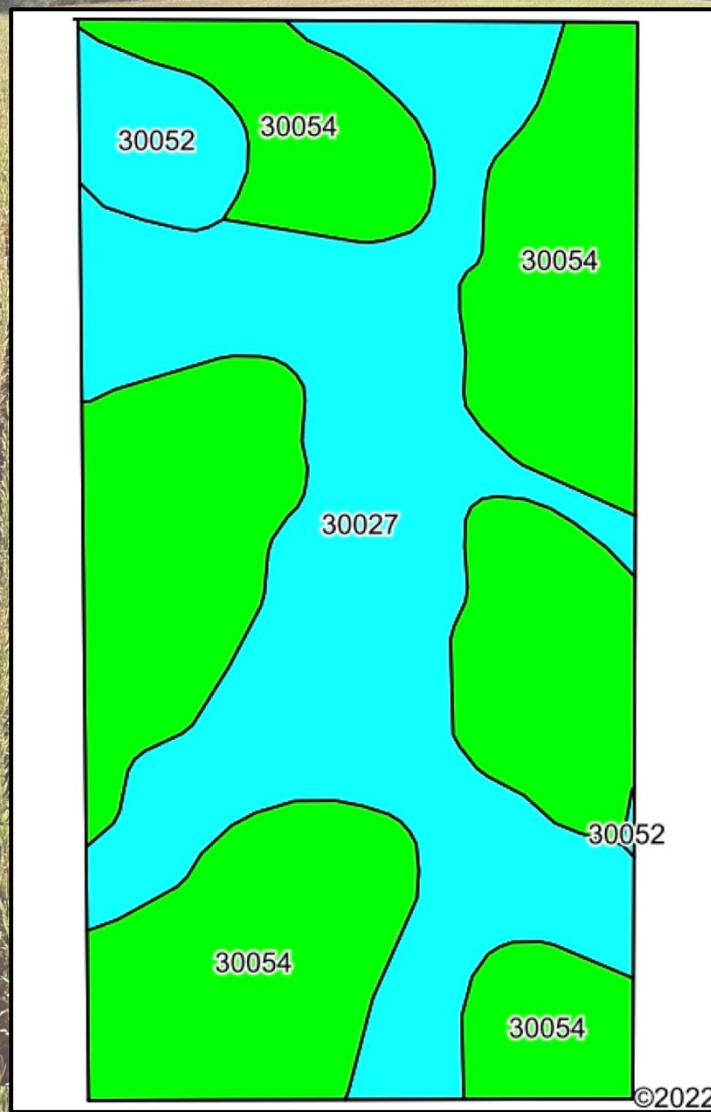
Listing Agent:
Brennan Kester
515-450-6030

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

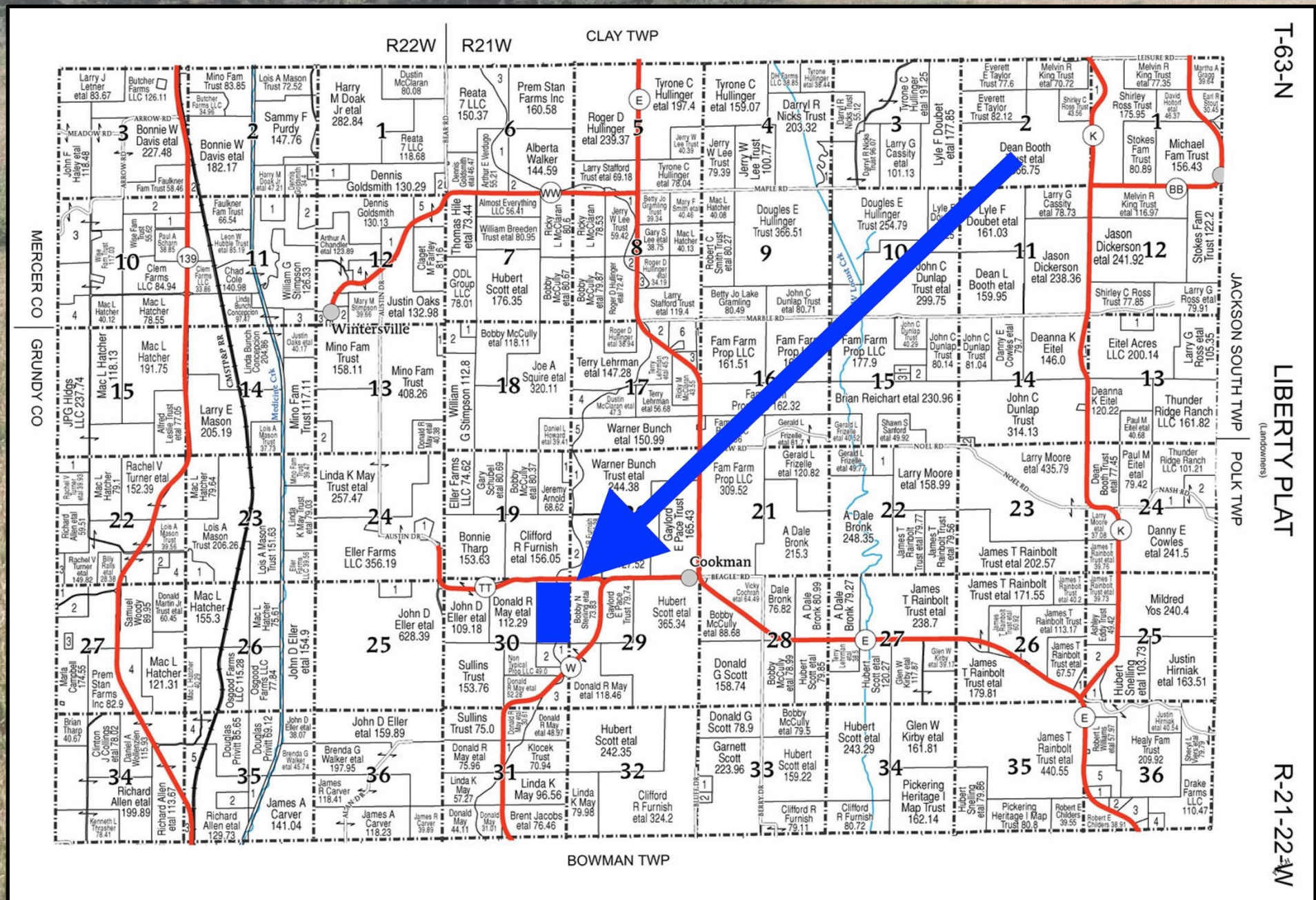


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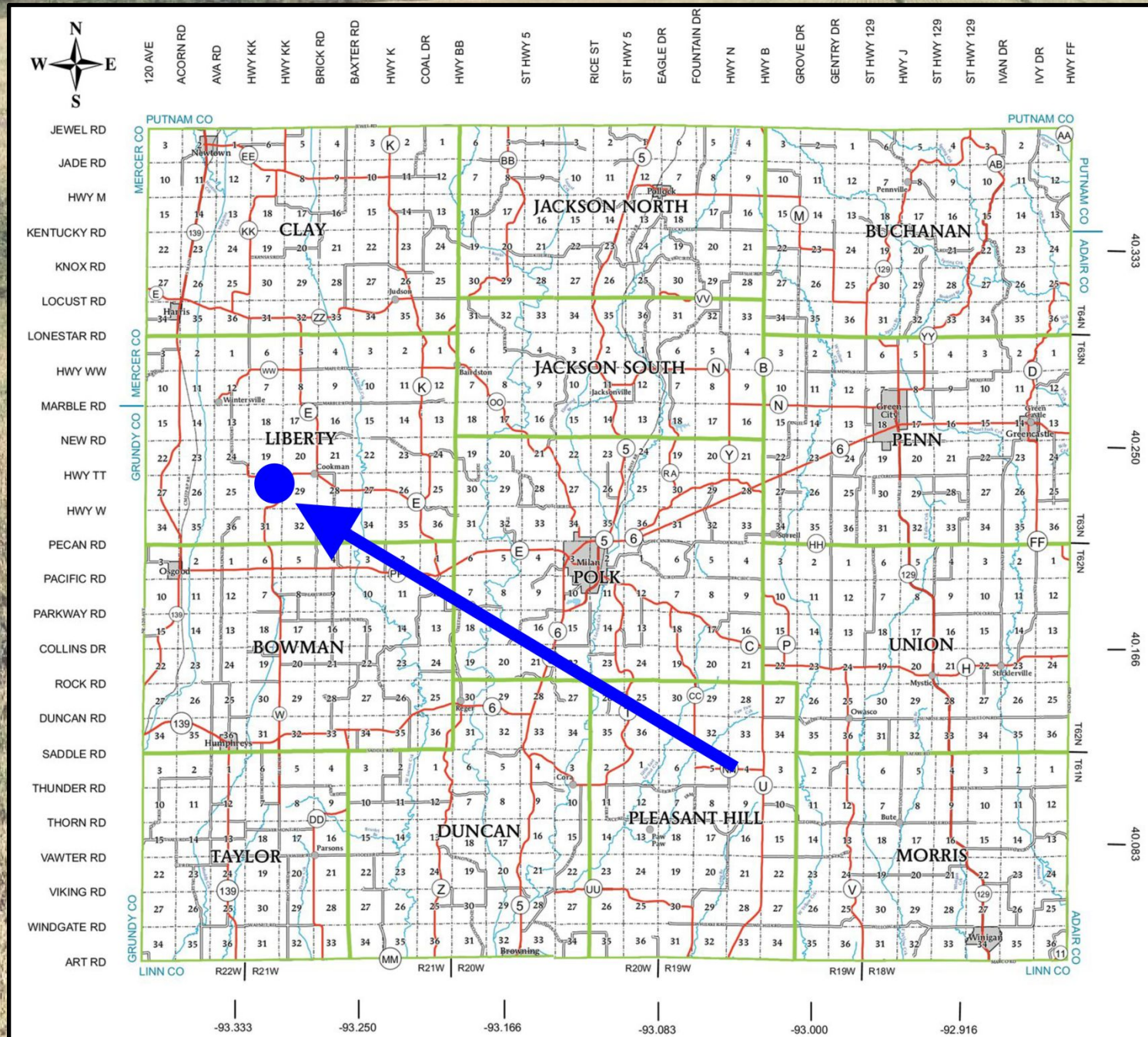
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	*n NCCPI Overall
30054	Gara clay loam, 9 to 14 percent slopes, eroded	43.34	55.0%		IVe	71
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	32.10	40.8%		IIIe	62
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	3.31	4.2%		VIe	64
Weighted Average					3.68	*n 67





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