



For Sale: 359.08 Taxable Acres, ML  
Sullivan Co., near Humphreys, MO



***Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)***

The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyer to do further investigation on their own. PPI, Inc. is representing the Seller.





# Sullivan Taylor 359 Farm – Sullivan Co., MO

## 359.08 Taxable Acres, ML

**Asking Price:** \$2,126,526.00

**Town:** Humphreys

**County:** Sullivan

**State:** MO

**Taxes:** \$370.36 Annually (Sullivan County Treasurer)

**Terms:** Cash, Payable at Closing

**Land Use:** FSA shows 361.08 farmland acres, with 281.95 effective tillable acres in row crop.  
(Sullivan County FSA)

**Possession:** At Closing

**FSA Description:** No data (Sullivan County FSA)

**NCCPI Rating:** 67.8 (Surety Maps)

**Comments:** Presenting the Sullivan Taylor 359 farm. Located southwest of Milan and West of Browning. This big contiguous farm offers income producing acres, several ponds, and the possibility of some fantastic hunting! The seller would like to rent the row crop acres back for two to three years to lock in a ROI for the new landowner. If you enjoy hunting and like to figure a solid return with a farm purchase, this track deserves your attention! 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**

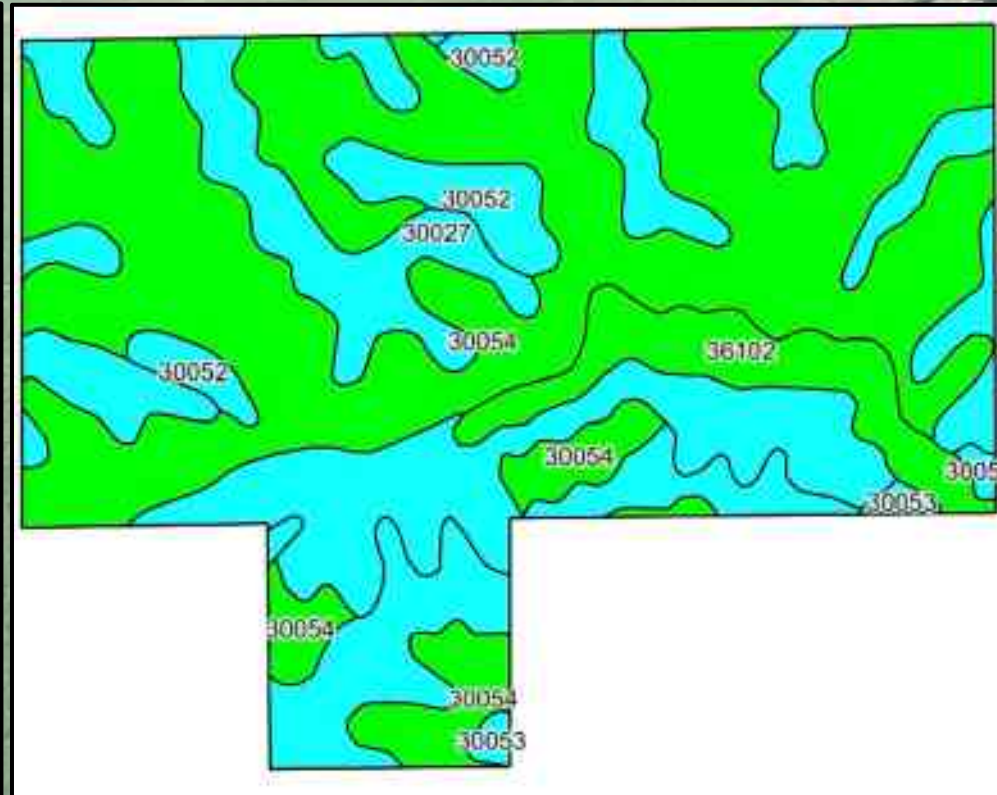
**PPI, Inc. Office Location:**  
**500 W. Temple St**  
**Lenox, IA 50851**  
Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/Owner





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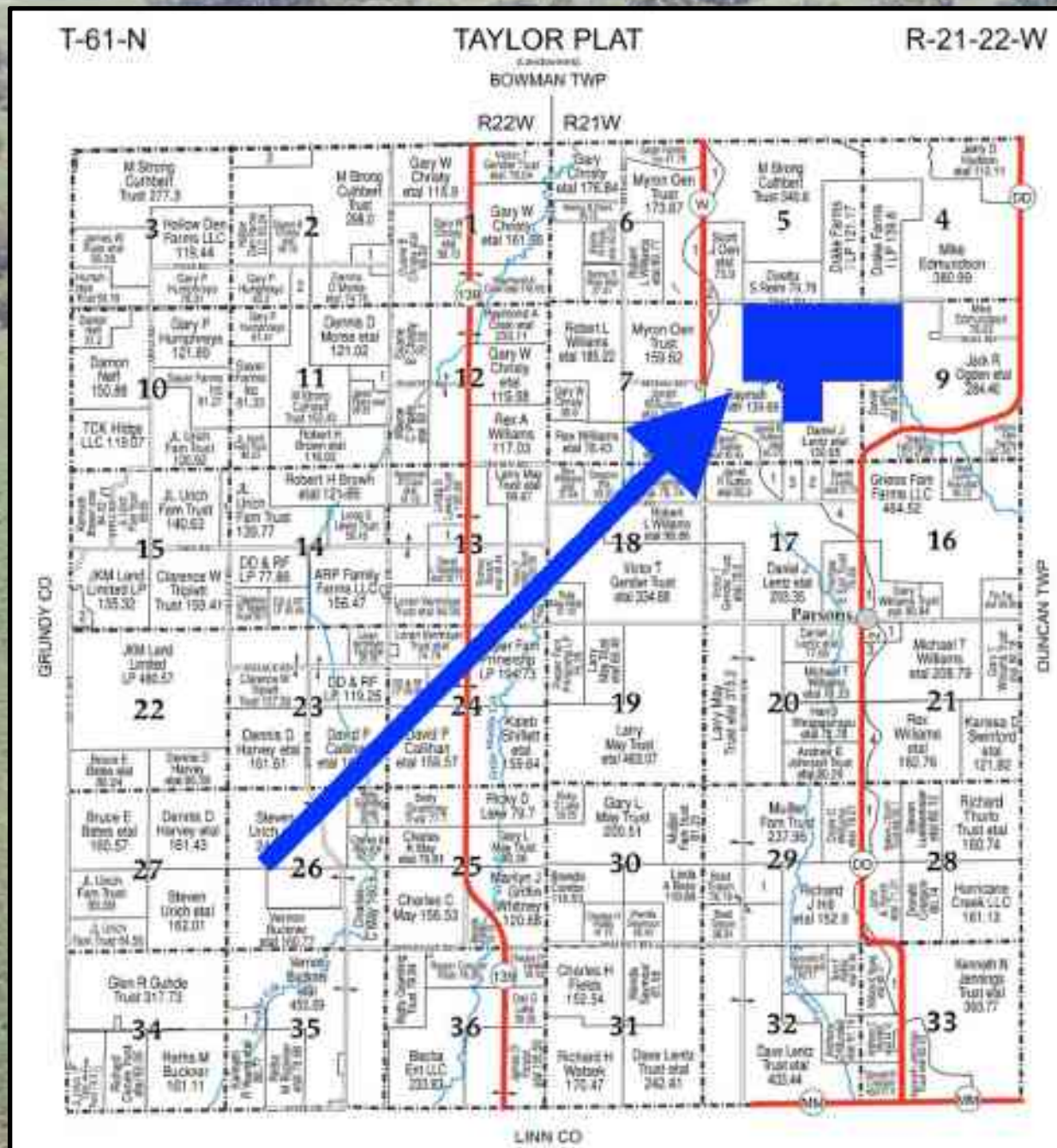
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	*n NCCPI Overall
30054	Gara clay loam, 9 to 14 percent slopes, eroded	190.81	53.0%		IVe	71
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	88.78	24.7%		IIIe	62
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	56.01	15.6%		VIe	64
36102	Zook silty clay loam, 1 to 5 percent slopes, rarely flooded	20.82	5.8%		IIw	74
30053	Gara clay loam, 14 to 20 percent slopes, severely eroded	2.33	0.6%		VIe	61
30055	Gara clay loam, 9 to 14 percent slopes, severely eroded	0.96	0.3%		IVe	65
Weighted Average					3.96	*n 67.8



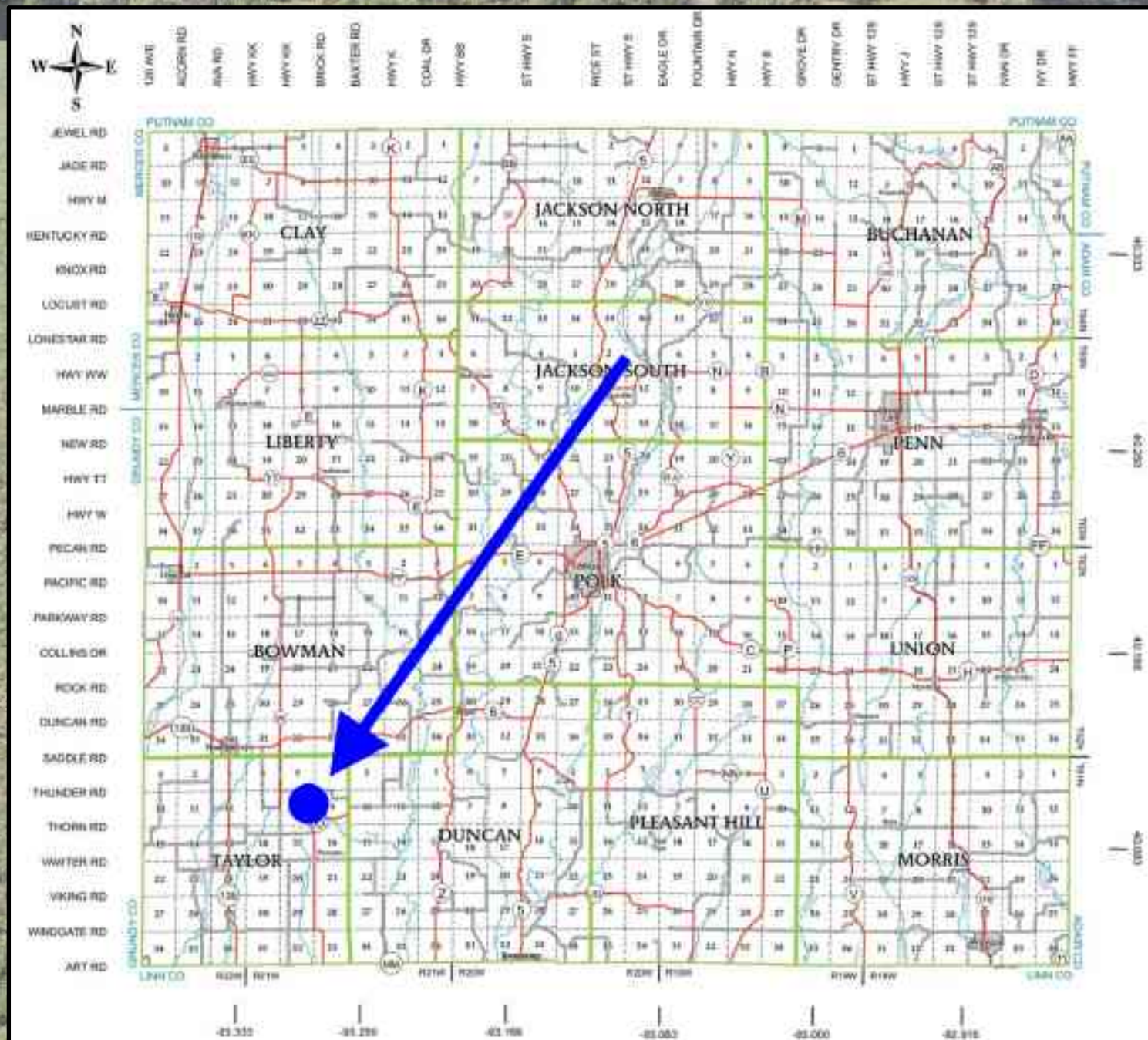


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