



For Sale: 234.8 Taxable Acres, Near Stanberry, MO



Call 641-333-2705 or visit southwestiowaland.com

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Rasmussen 234 Farm – Gentry Co. 234.8 Taxable Acres, ML

Asking Price: \$1,920,000.00

Town: Stanberry

State: MO

Taxes: \$718.63 annually (Gentry Co. Treasurer)

Terms: Cash, Payable at Closing

Land Use: FSA reports 235.91 acres of total farmland of which there are 212.62 effective cropland acres, with the remainder in terraces, ponds, and the grain bin site. (Gentry Co. FSA)

Possession: Upon Closing

FSA Description: Corn Base 118.9, 87 PLC Yield; Grain Sorghum Base .7, 71 PLC Yield. (Sullivan Co. FSA)

CSR Description: CSR2 – 63.2 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Rasmussen Farm in Gentry County, Missouri! This excellent row crop farm features some very productive soils and is highly tillable. A quality investment in soil conservation has been made on this property with a good amount of structure to hold water and prevent erosion! This property features on-site grain storage and has road frontage on 2 sides. This property will make an excellent earning opportunity for any farm operator or investor. Please schedule your private showing today to see how this property can earn for you! Contact Preferred Properties of Iowa, Inc., at 641-333-2705!

Listing Agent:

Dan Zech/Brennan Kester

712-303-7085/515-450-6030

PPI, Inc. Office Location:

500 W. Temple St

Lenox, IA 50851

Dan Zech, Broker/Owner

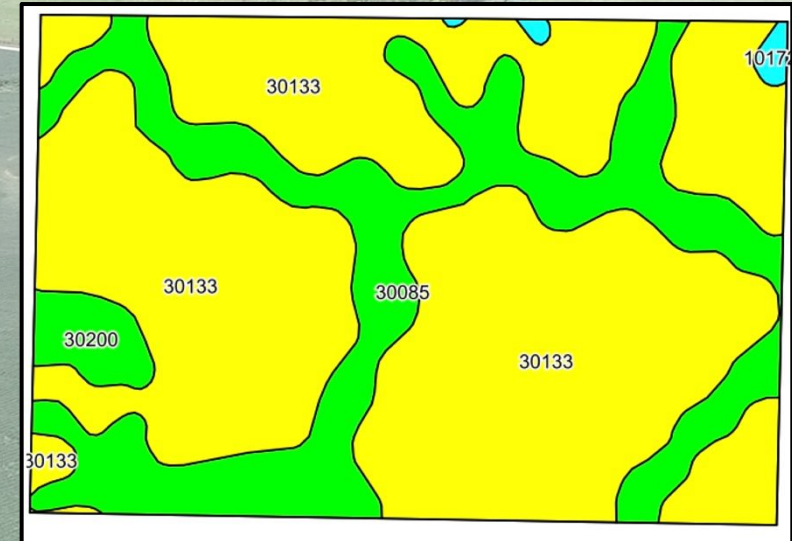
Brennan Kester, Broker Assoc./Owner

Mark Pearson, Agent/Owner



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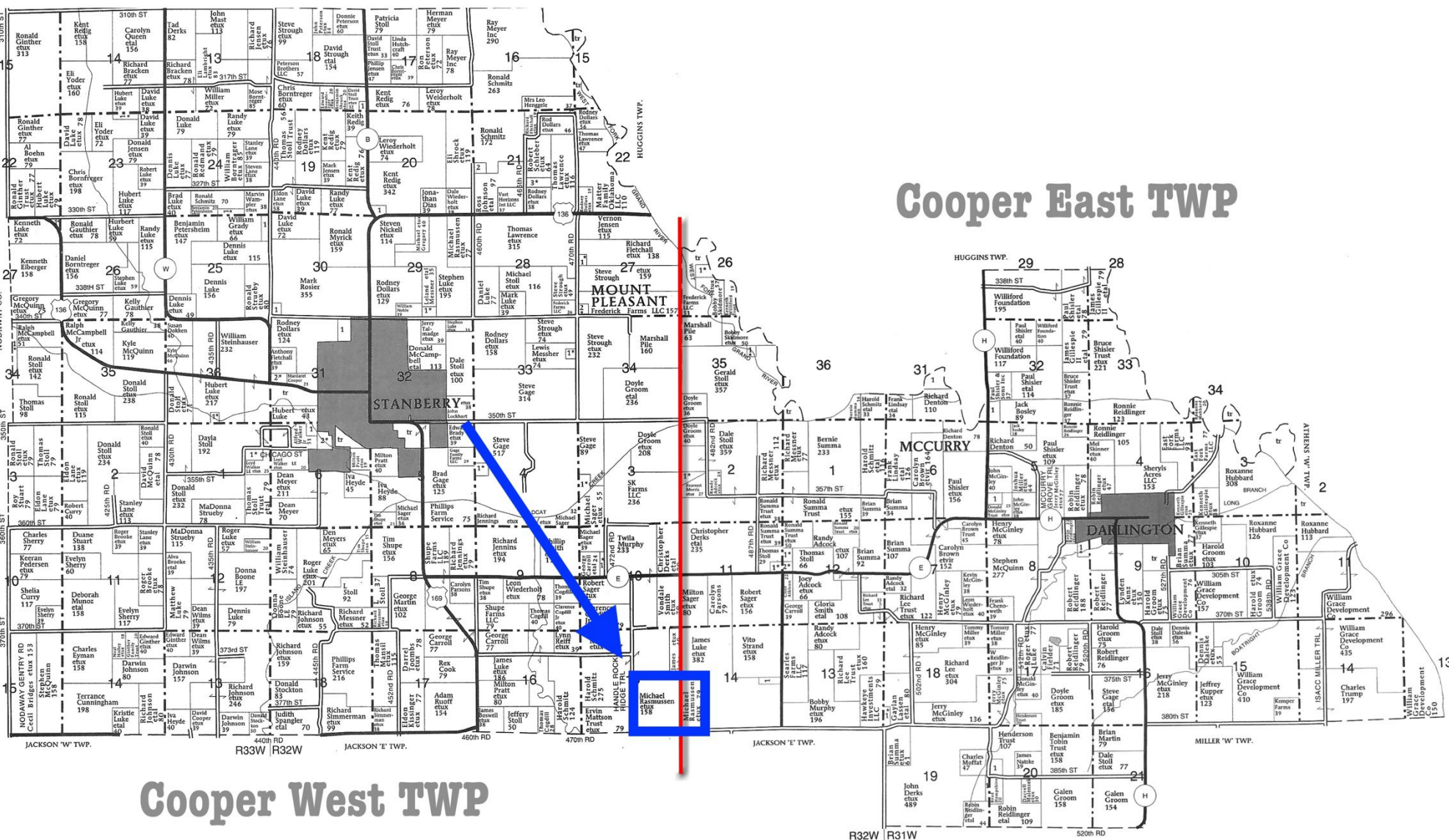
Soils Data



Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	166.66	71.4%		IIIe	59	59	53	47
30085	Grundy silt loam, 2 to 5 percent slopes	59.76	25.6%		Ile	74	74	69	64
30200	Shelby loam, 9 to 14 percent slopes	5.58	2.4%		IIIe	72	72	60	61
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	1.42	0.6%		IIIe	70	70	56	54
Weighted Average					2.74	*n 63.2	*n 63.2	*n 57.3	*n 51.7

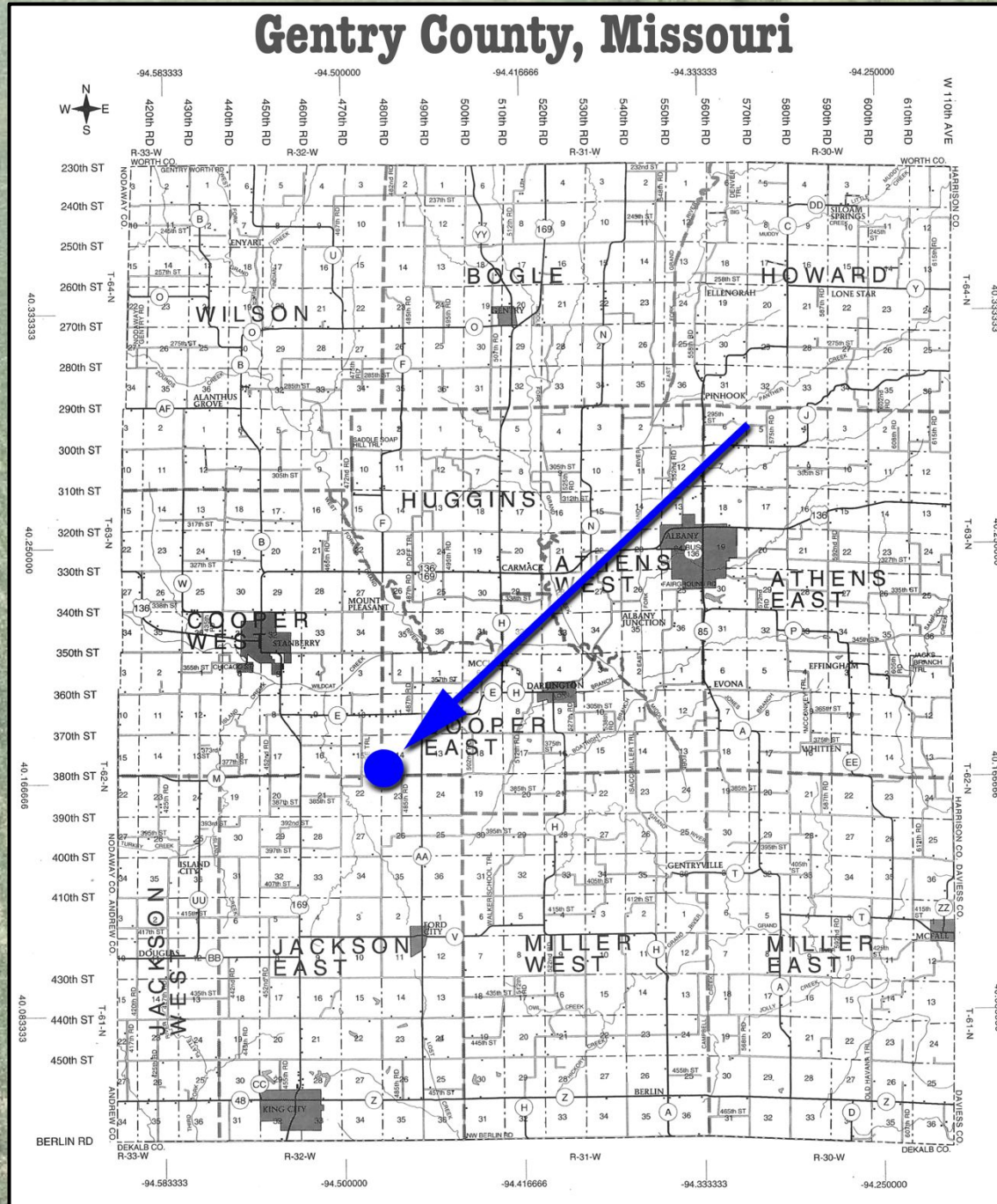


Cooper West TWP





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