

Property: 706.76 Acres – Mercer County, Missouri

Location:

706.76/A in Sects. 13, 18, 19, & 24 T-65-N R-23-W
In Mercer County, MO (See Plat Map for Details)



David Hueneke
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P.O. Box 700
Maquoketa, IA 52060
<https://iowafarmlandbroker.com/>

Total Acres: 706.76

Till. Acres: 534.18

Production Index: (See Soil Map)

Ask - Gross: \$ 4,200,000.

Per Acre Price: \$ 5,950.

Income:

		534	(FSA Till = 534)
	X	240.	(Current Farm Rent through 2030)
- Cash Rent:	\$	128,160.	
- Hunt Lease:	\$	9,500.	(Annual Lease – Exp Sept. 2024)

Gross Rent: \$ 137,660.

R.E. Taxes (Est.): \$ 2,149. (Est. \$3.04 p/Acre)

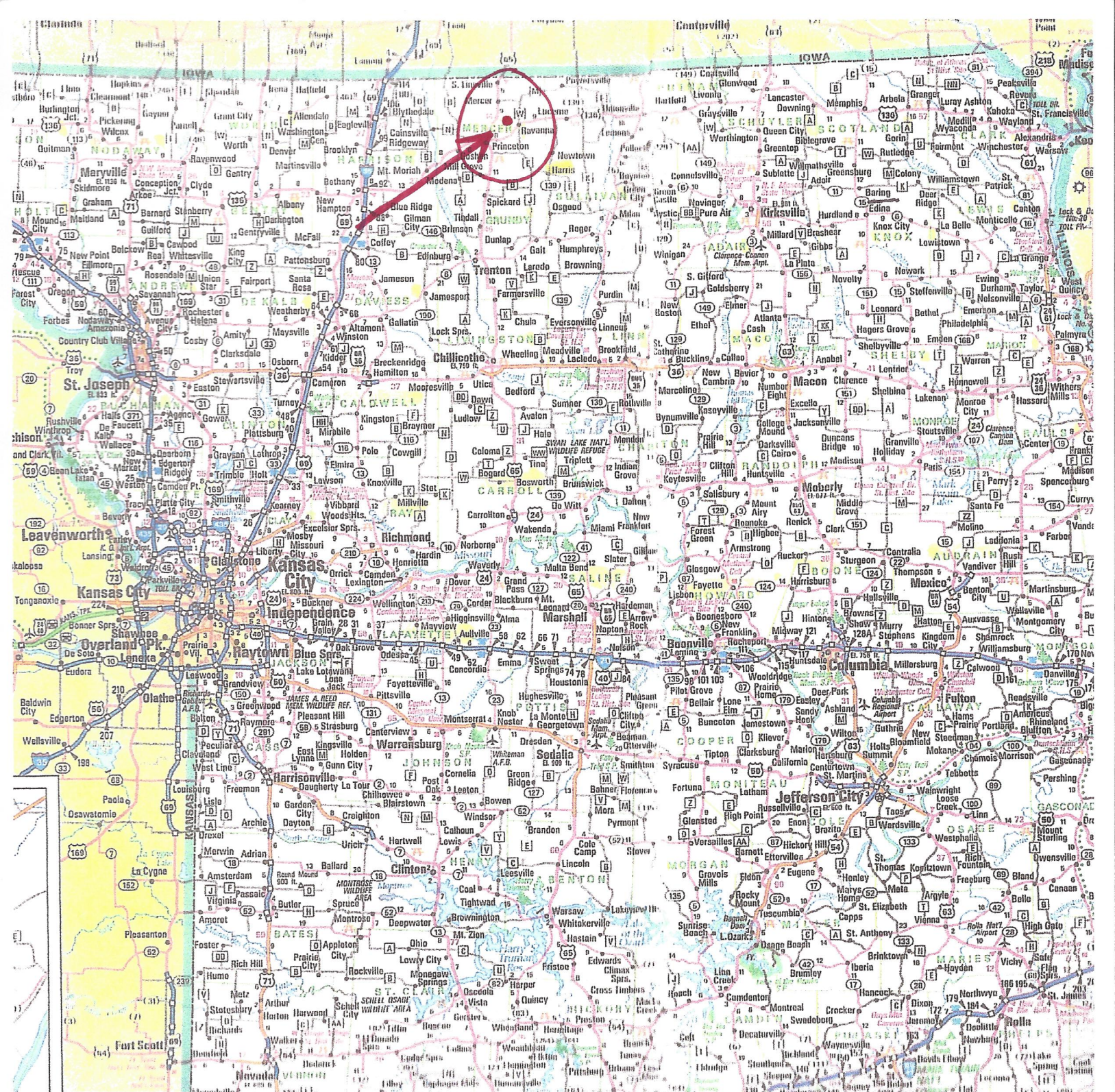
Net Return (After Tax): \$ 135,511.

Return Hypothetical: 3.2% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Big bottom tract with some rolling terrain upland
- No Buildings
- FSA Maps & 156EZ available upon request.
- This is one of three farms in Missouri – the other two farms are in Sullivan County and Gentry County.
- If you would like more info on this farm or all the Missouri farms visit our website:
<https://iowafarmlandbroker.com/> or call David Hueneke at 815-291-6550

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Iowa Farm Land Brokers

David Hueneker

Midwest Farmland

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P.O. Box 700

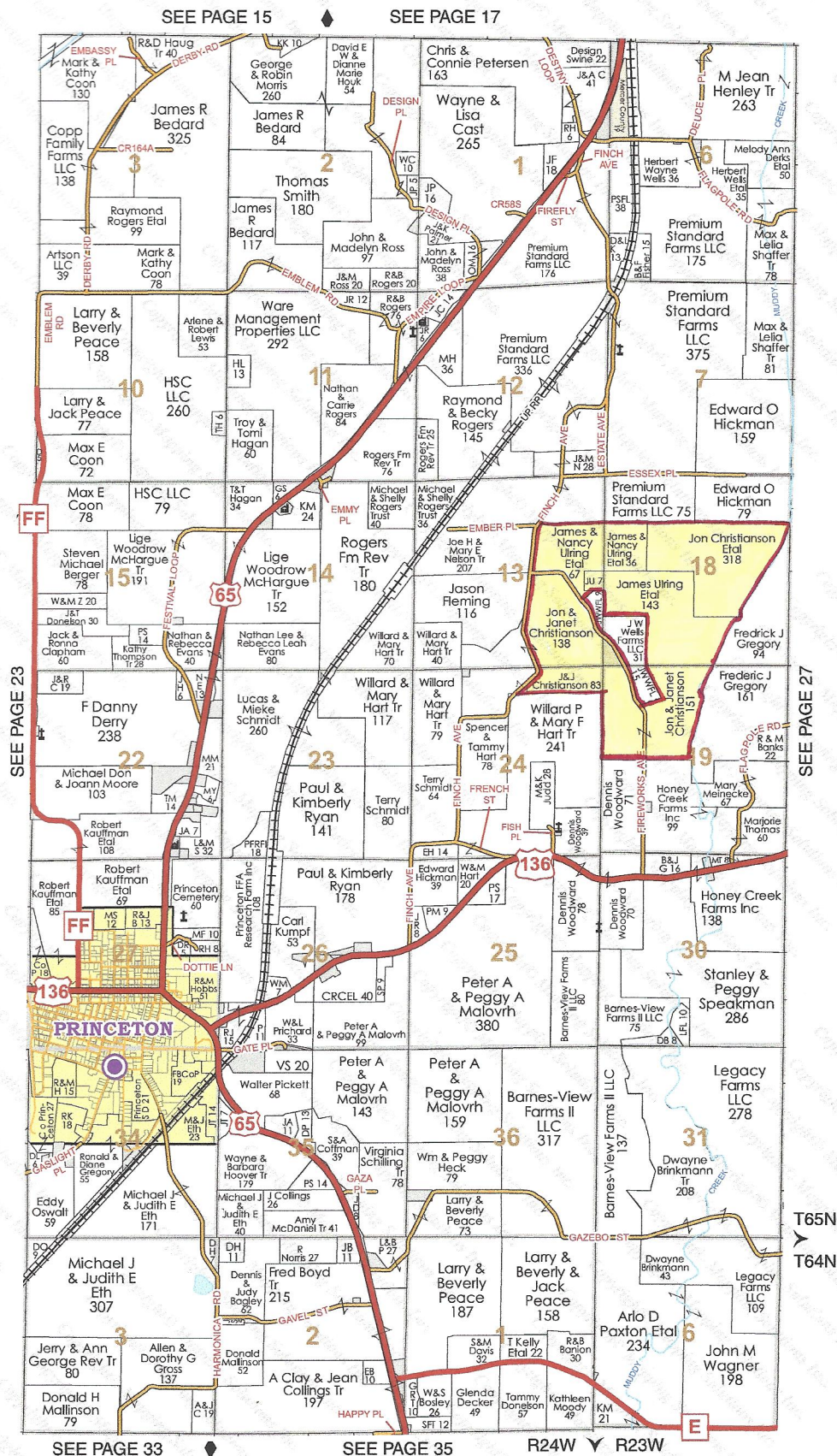
Maquoketa, IA 52060



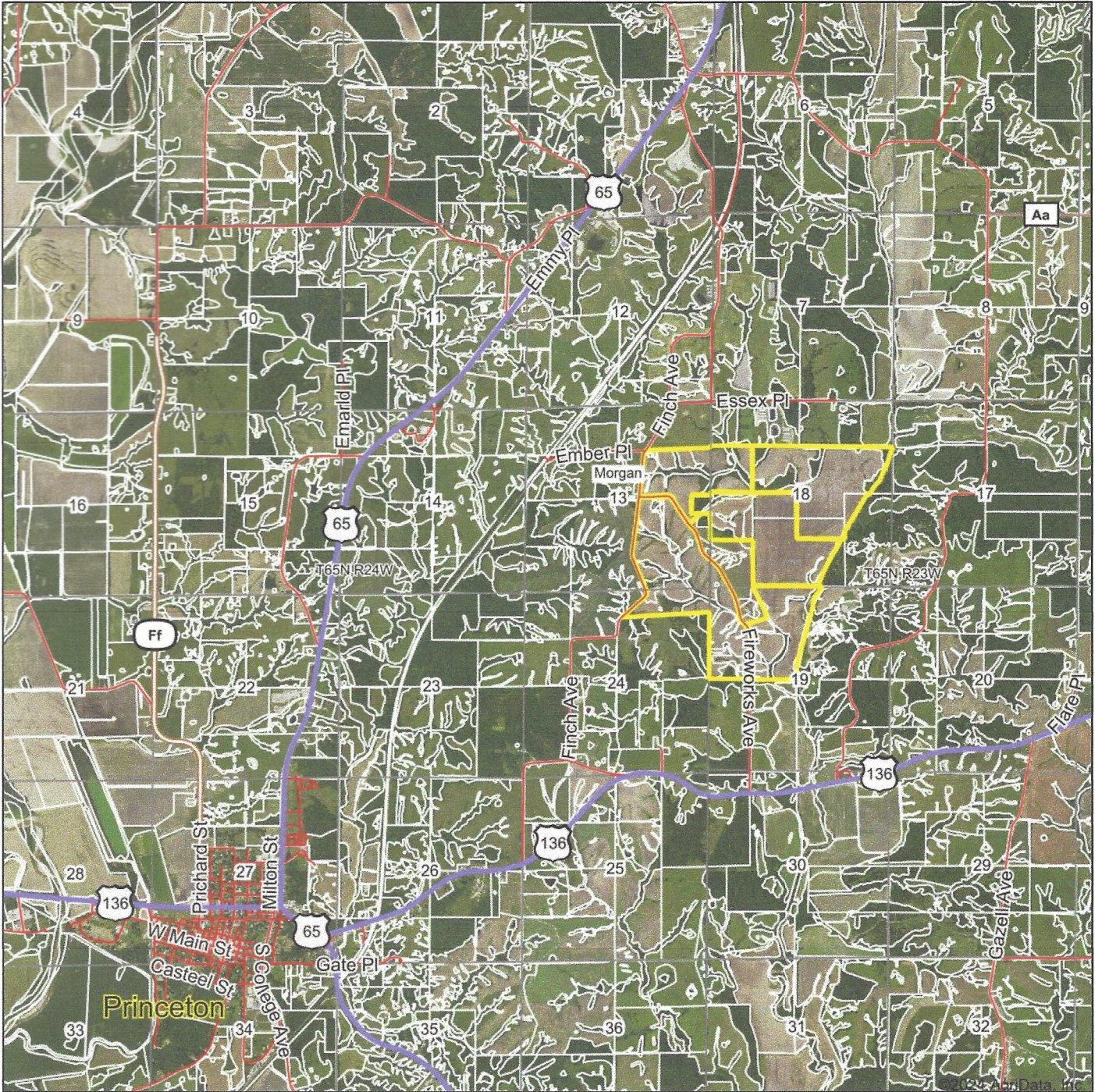
Morgan (E)

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Townships 64N & 65N Ranges 23W & 24W



Aerial Map



Boundary Center: 40° 25' 39.57, -93° 31' 54.6

0ft 4443ft 8885ft

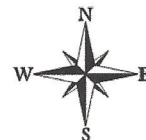


Maps Provided By:



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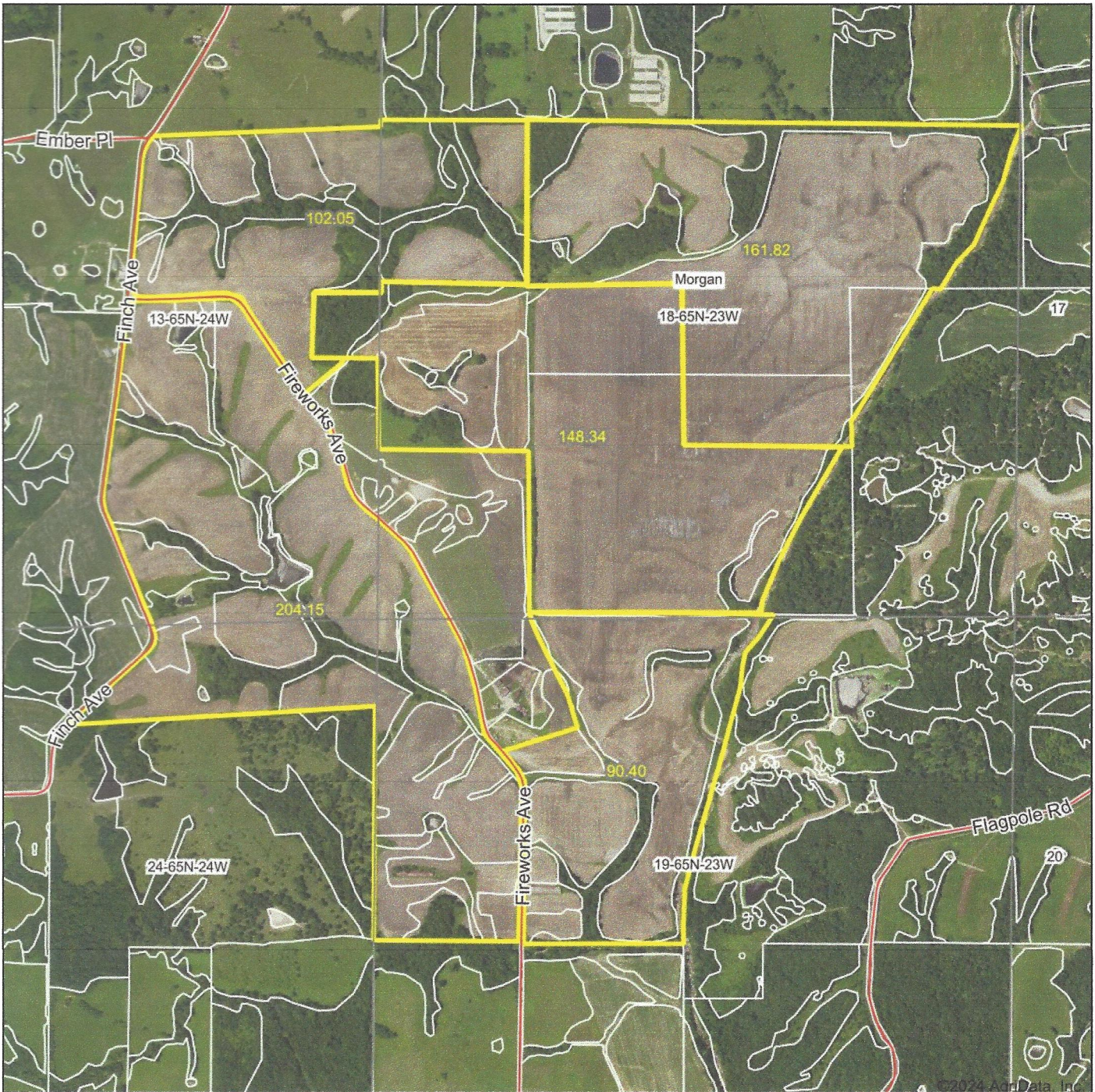
18-65N-23W
Mercer County
Missouri



6/20/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Boundary Center: 40° 25' 39.57, -93° 31' 54.6

0ft 1260ft 2520ft



6/20/2024



Maps Provided By:

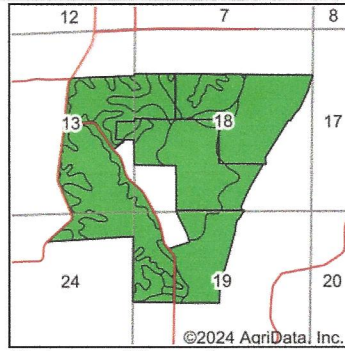
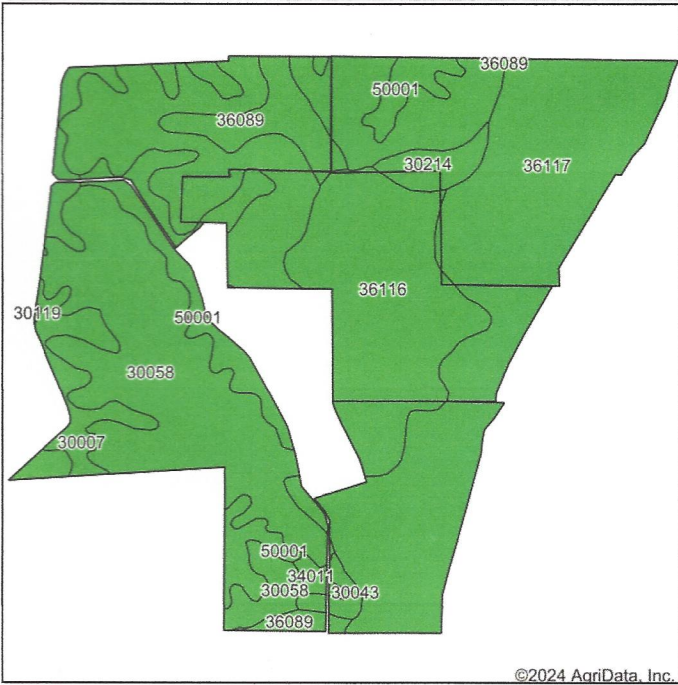


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Field borders provided by Farm Service Agency as of 5/21/2008.

18-65N-23W
Mercer County
Missouri

Soils Map



State: **Missouri**
 County: **Mercer**
 Location: **18-65N-23W**
 Township: **Morgan**
 Acres: **706.76**
 Date: **6/20/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO129, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue AUM	Tall fescue Tons	Warm season grasses Tons	Winter wheat Bu	*n NCCPI Soybeans
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	264.49	37.4%		Vle													44
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	199.89	28.3%		llw													78
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	103.69	14.7%		llw													67
50001	Armstrong loam, 5 to 9 percent slopes, eroded	52.96	7.5%		llle	5	8	7	4	4	4	8	2	7	7	8	2	48

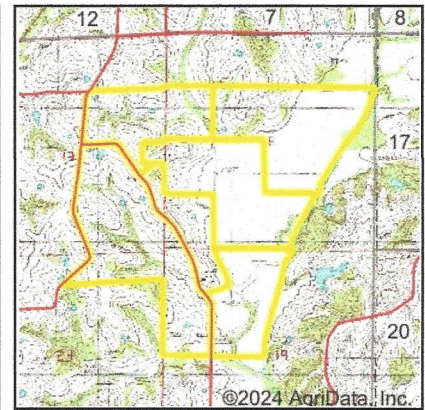
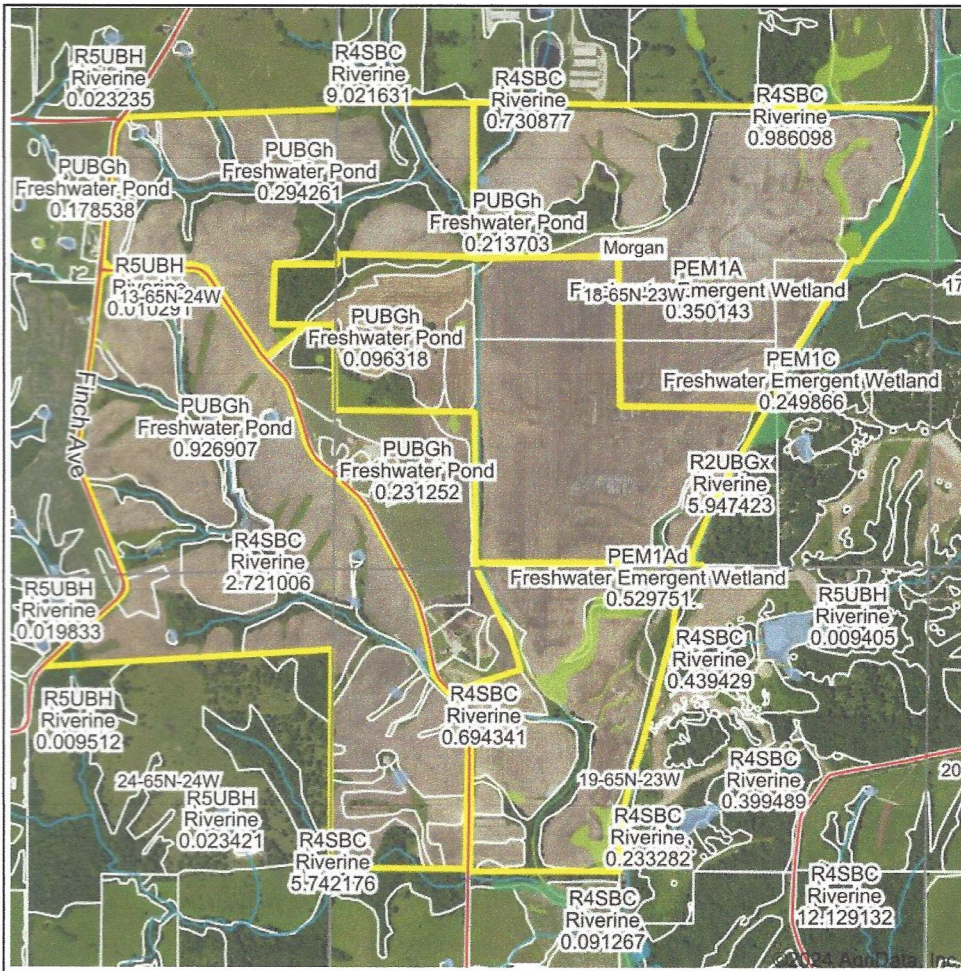
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue AUM	Tall fescue Tons	Warm season grasses Tons	Winter wheat Bu	*n NCCPI Soybeans
30007	Adair loam, 5 to 9 percent slopes, eroded	36.73	5.2%		IIIe	5	7	6				7		6	6	7		49
36089	Nodaway-Humeston-Vigar complex, 1 to 6 percent slopes	28.14	4.0%		IIIw			7				8		8	8	10		56
30214	Vigar loam, 2 to 5 percent slopes, rarely flooded	11.64	1.6%		Ile			8				9		8	8	10		82
30043	Caleb-Mystic complex, 5 to 14 percent slopes, eroded	5.54	0.8%		IVe	6	8	7				7		7	7	8		56
34011	Pering silt loam, terrace, 2 to 6 percent slopes	3.45	0.5%		IIIe	5	7	6	5	5		7	2	7	7	7	2	61
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	0.23	0.0%		IIIe													58
Weighted Average					3.68	0.7	1.1	1.3	0.3	0.3	0.3	1.5	0.2	1.4	1.4	1.6	0.2	*n 58.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Wetlands Map



State: **Missouri**
 Location: **18-65N-23W**
 County: **Mercer**
 Township: **Morgan**
 Date: **6/20/2024**



0ft 1730ft 3460ft

Classification Code	Type	Acres
R4SBC	Riverine	9.98
PEM1Cd	Freshwater Emergent Wetland	5.34
PUBGh	Freshwater Pond	4.09
PEM1Ad	Freshwater Emergent Wetland	3.89
PFO1A	Freshwater Forested/Shrub Wetland	3.74
PEM1F	Freshwater Emergent Wetland	1.77
PEM1A	Freshwater Emergent Wetland	1.52
PFO1C	Freshwater Forested/Shrub Wetland	1.19
R2UBGx	Riverine	1.00
PEM1C	Freshwater Emergent Wetland	0.38
PEM1B	Freshwater Emergent Wetland	0.29
PUBFx	Freshwater Pond	0.18
PUBFh	Freshwater Pond	0.17
PFO1Ad	Freshwater Forested/Shrub Wetland	0.11
R5UBH	Riverine	0.02
Total Acres		33.67

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>
 Field borders provided by Farm Service Agency as of 5/21/2008.