

Property: 234.63 Acres – Sullivan County, Missouri

Location:

234.63 Acres in Sects. 21, 22, 27, & 28 T-61-N R-18-W
In Sullivan Co., MO (See Plat Map)



David Hueneke
815-291-6550
daveiowafarmland@gmail.com
P.O. Box 700
Maquoketa, IA 52060

Total Acres: 234.63

Till. Acres: 222.10

Production Index: (See Soil Map)

Ask - Gross: \$ 1,525,000.

Per Acre Price: \$ 6,490.

Income:

		219	(FSA Till = 222.1 / Owner is getting paid on 219 till. Acres)
	X	200.	(Current Cash Rent)
- Cash Rent:	\$	43,800.	
- Hunt Lease:	\$	0.	

Gross Rent: \$ 43,800.

R.E. Taxes (Est.): \$ 503. (Est. \$2.16 p/Acre ave.)

Net Return (After Tax): \$ 43,297.

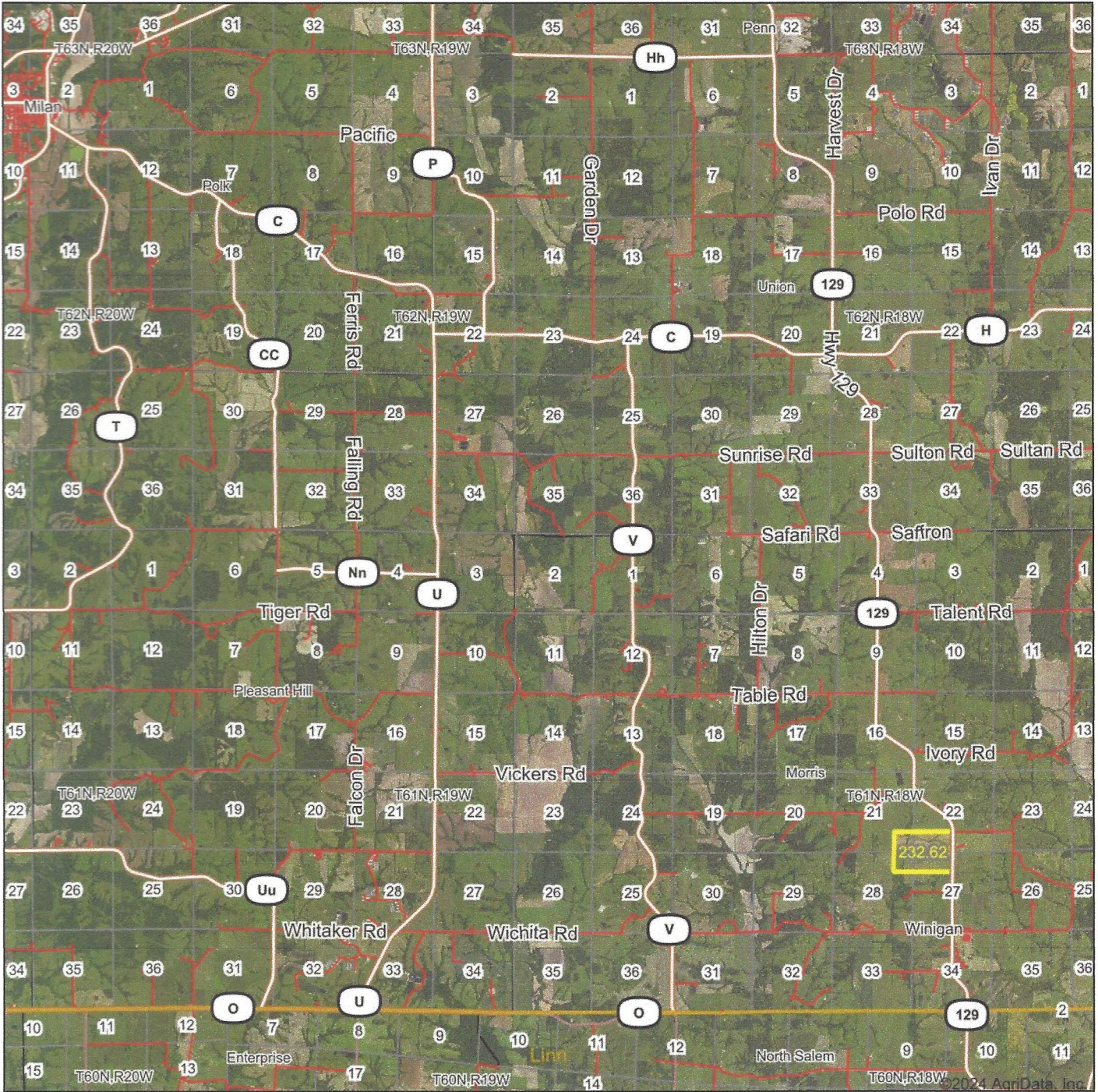
Return Hypothetical: 2.8% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Rolling terrain
- Multiple ponds
- FSA Maps & 156EZ available upon request.
- This is one of two farms available in Missouri being offered by the same Seller - the other farm is in Gentry County.
- If you would like more information on these farms, please 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.

Aerial Map



Boundary Center: 40° 3' 56.43, -92° 54' 36.93

0ft 10319ft 20638ft



6/18/2024



Maps Provided By:



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

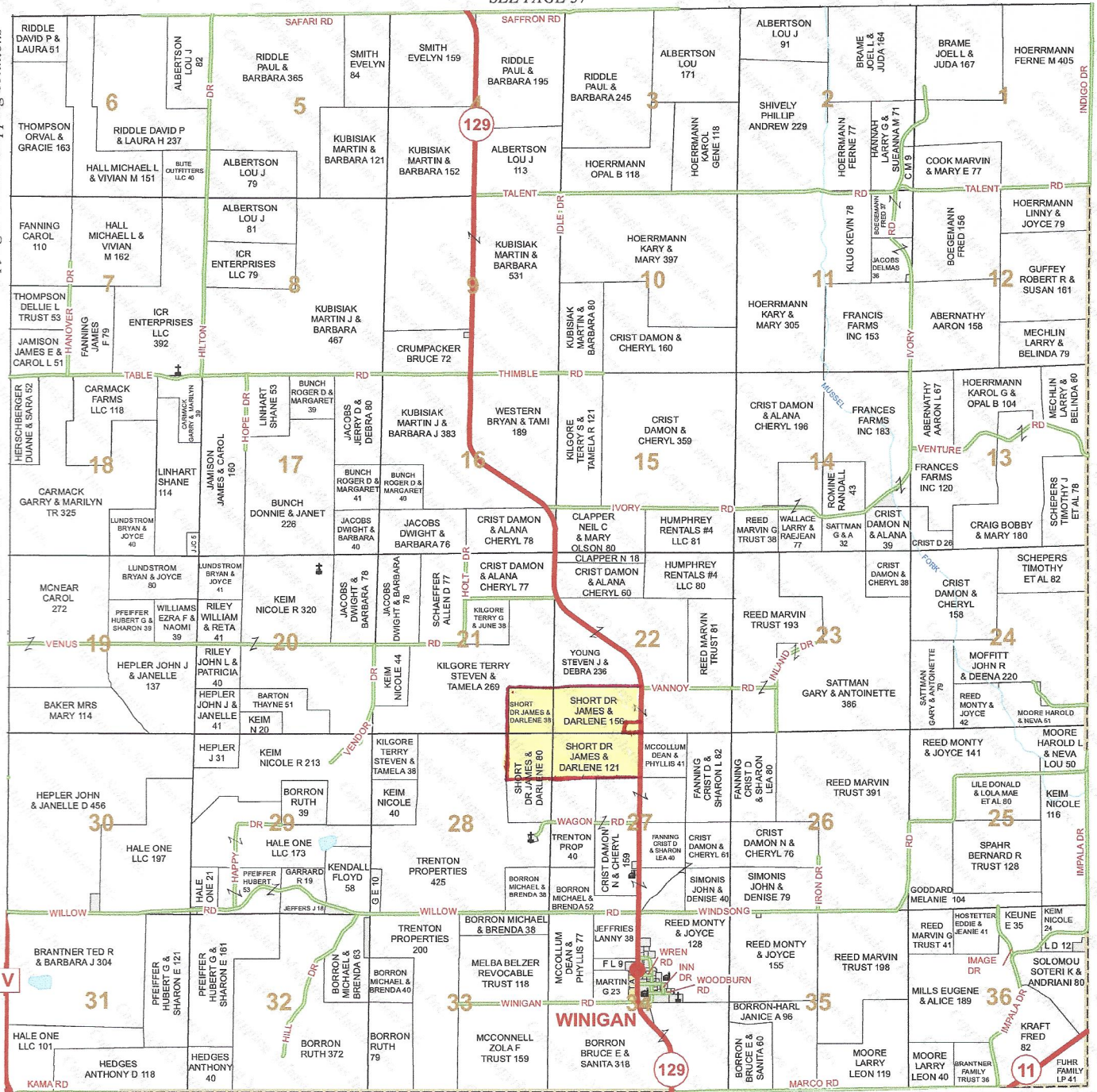
27-61N-18W
Sullivan County
Missouri

TOWNSHIP 61N • RANGE 18W

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LINN COUNTY

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Iowa Farm Land Brokers
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Aerial Map



Boundary Center: 40° 3' 56.43, -92° 54' 36.93

0ft 635ft 1270ft



6/18/2024



Maps Provided By:

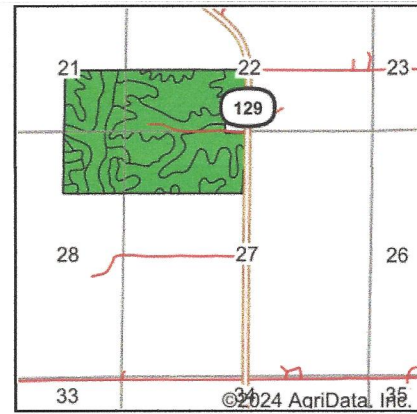
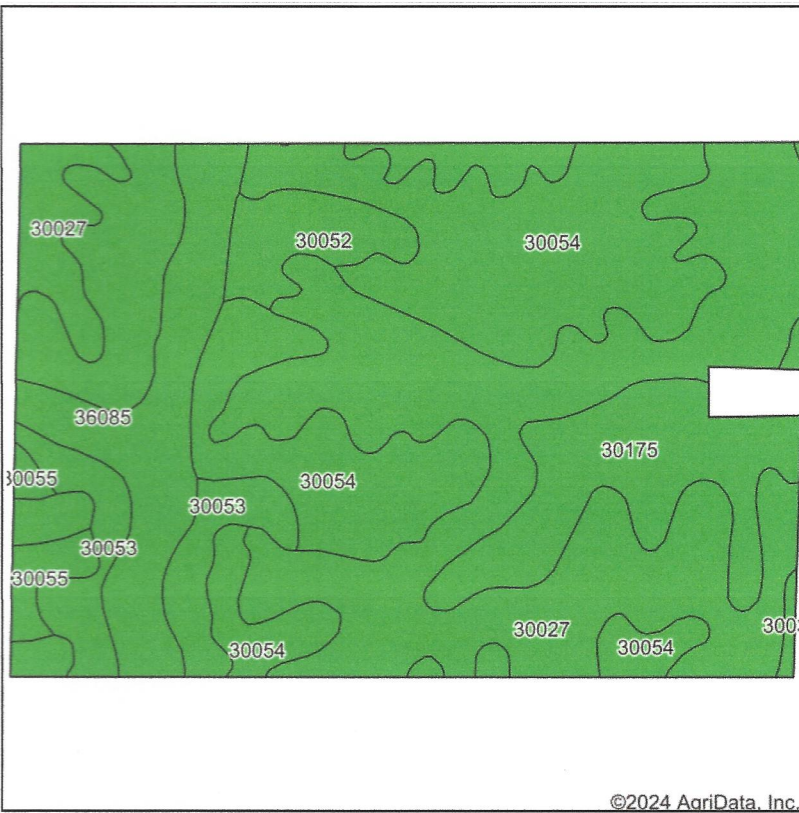


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Field borders provided by Farm Service Agency as of 5/21/2008.

27-61N-18W
Sullivan County
Missouri

Soils Map



State: **Missouri**
 County: **Sullivan**
 Location: **27-61N-18W**
 Township: **Morris**
 Acres: **232.6**
 Date: **6/18/2024**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

Area Symbol: MO211, 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	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	89.05	38.2%		IIIe							41
30054	Gara clay loam, 9 to 14 percent slopes, eroded	75.97	32.7%		IVe							47
30175	Pershing silty clay loam, 2 to 5 percent slopes, eroded	21.64	9.3%		IIIe		2	8	7	8	10	54
36085	Landes loam, 1 to 3 percent slopes, frequently flooded	20.90	9.0%		IIIw	5	8	8	7	7	9	54
30053	Gara clay loam, 14 to 20 percent slopes, severely eroded	13.02	5.6%		VIe							37

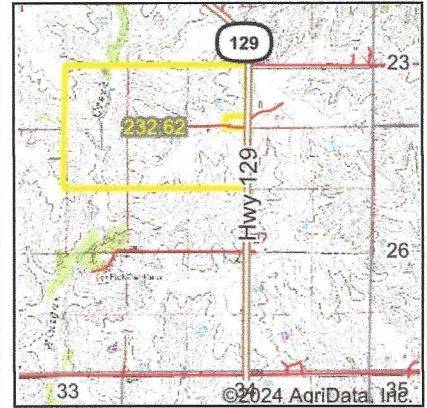
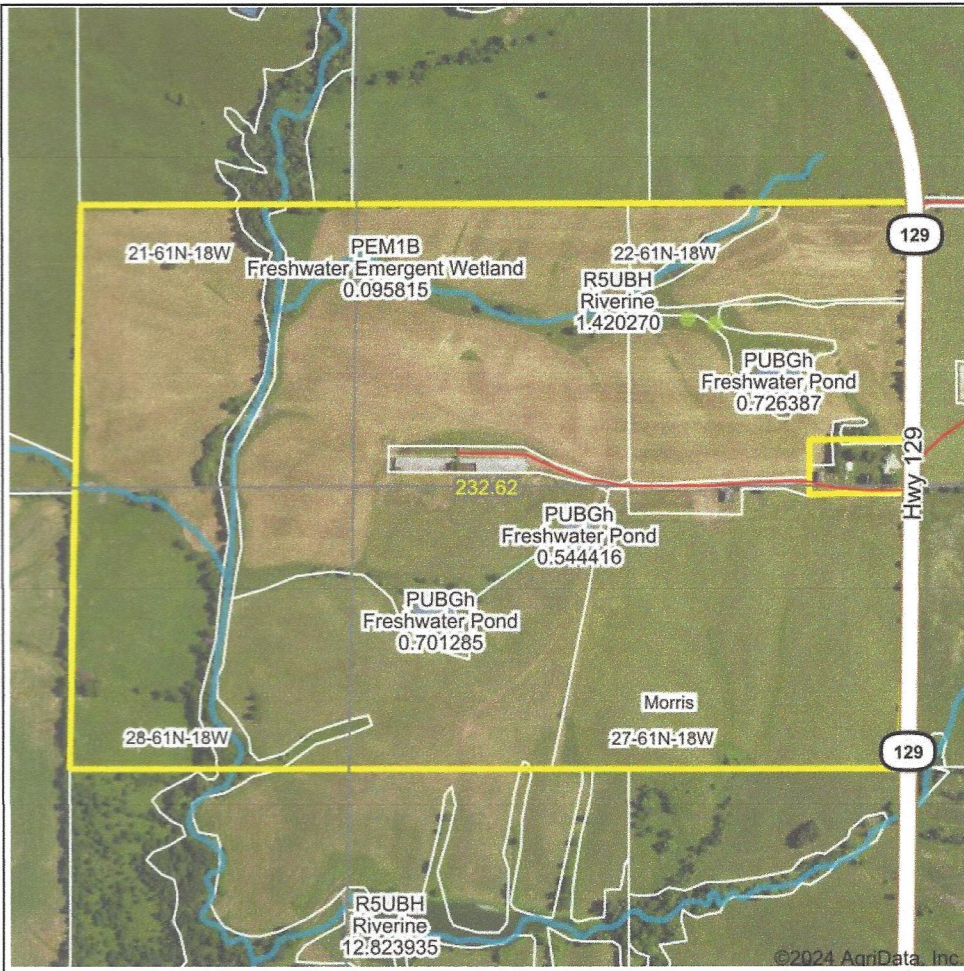
Soils data provided by USDA and NRCS.

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30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	7.62	3.3%		Vle							42
30055	Gara clay loam, 9 to 14 percent slopes, severely eroded	3.72	1.6%		IVe							41
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.68	0.3%		IVe							41
Weighted Average					3.61	0.4	0.9	1.5	1.3	1.4	1.7	*n 45.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Wetlands Map



State: **Missouri**
 Location: **27-61N-18W**
 County: **Sullivan**
 Township: **Morris**
 Date: **6/18/2024**



0ft 933ft 1867ft

Classification Code	Type	Acres
R5UBH	Riverine	3.74
PUBGh	Freshwater Pond	1.97
PEM1Ch	Freshwater Emergent Wetland	0.20
PEM1B	Freshwater Emergent Wetland	0.10
Total Acres		6.01

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.