

Property: 401.54 Acres – Gentry County, Missouri

Location:

401.54 +/- acres in Sect. 27 & 34 T-62-N R-30-W
In Gentry County, MO



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

Total Acres: 401.54

Till. Acres: 351.18

Production Index: (See Soil Map)

Ask - Gross: \$ 2,425,000.

Per Acre Price: \$ 6,050.

Income:

		351	(Tillable acres)
	X	200.	(Current Farm Rent through 2029 crop season)
- Cash Rent:	\$	70,200.	
- Hunt Lease:	\$	0.	

Gross Rent: \$ 70,200.

R.E. Taxes (Est.): \$ 1,016. (Est. \$2.53 p/Acre ave.)

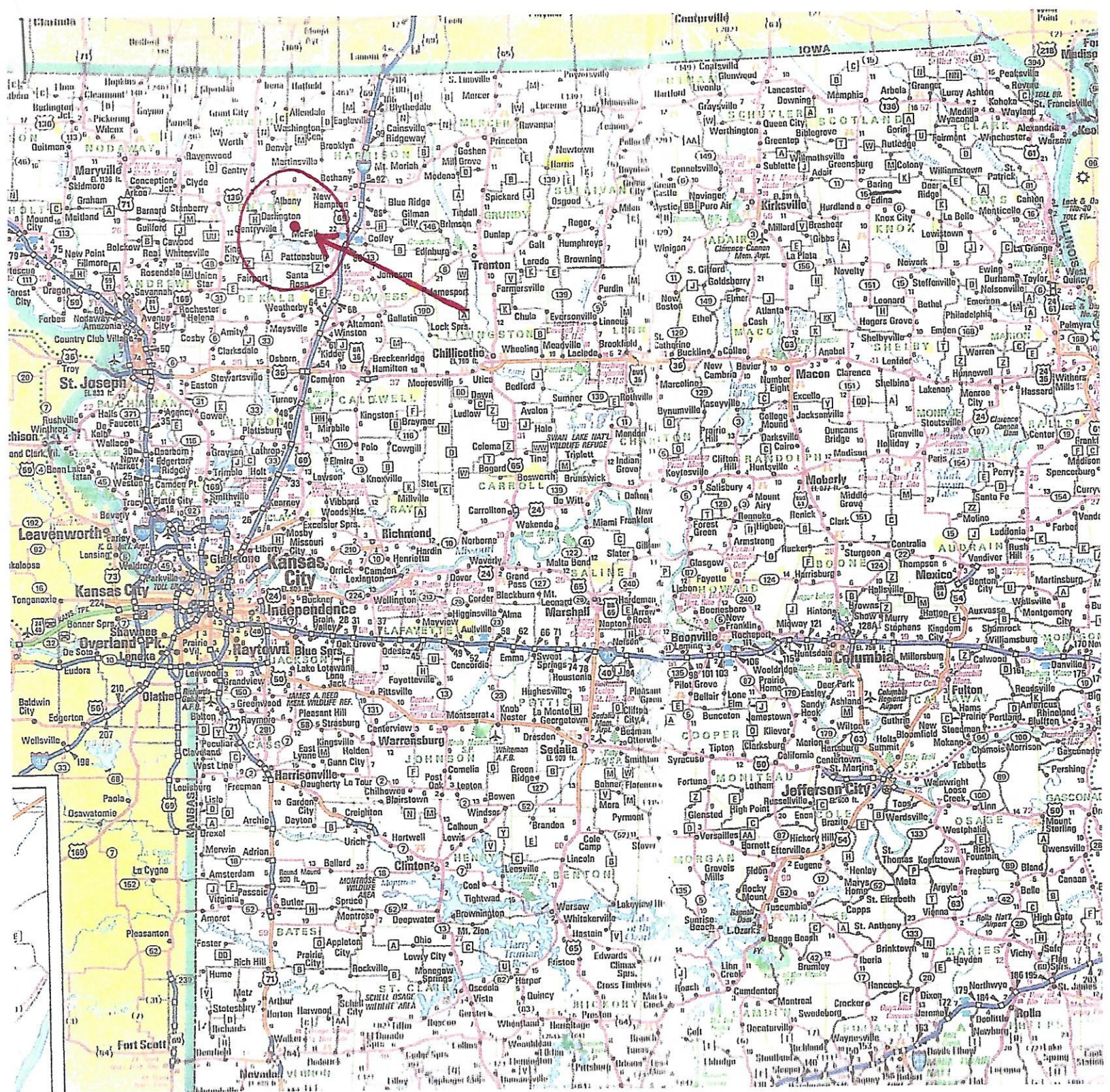
Net Return (After Tax): \$ 69,184.

Return Hypothetical: 2.85% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Large, contiguous tract
- Rolling terrain
- No Buildings
- Farm is leased through the 2029 crop season
- FSA Maps & 156EZ available upon request.
- This farm is one of two farms available in Missouri being offered by the same Seller – the other farm is in Sullivan County.
- If you would like more information on these Missouri 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.



Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

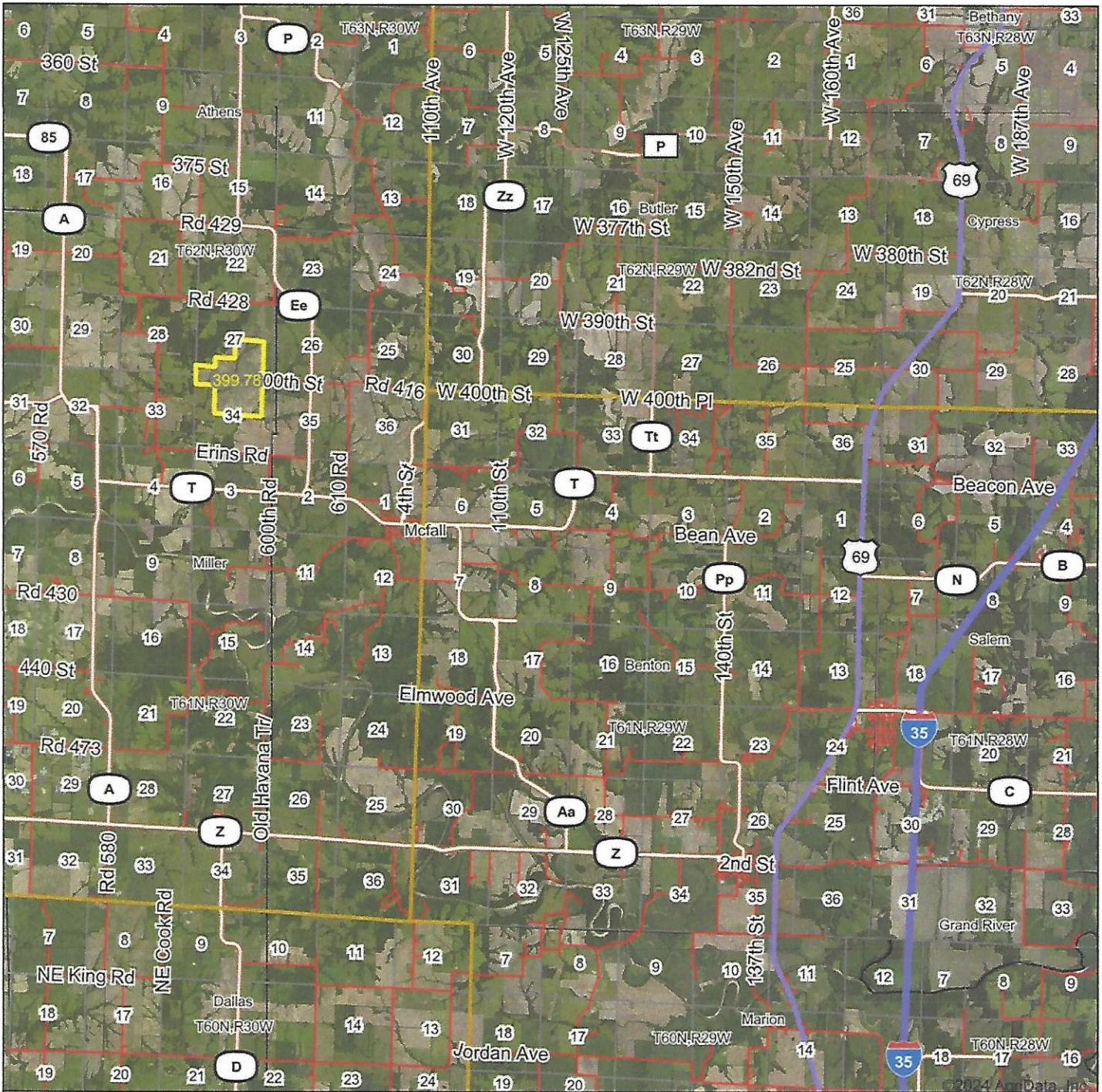
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P.O. Box 700

Maquoketa, IA 52060

Aerial Map



Boundary Center: 40° 8' 18.35, -94° 15' 55.31

0mi 2.1mi 4.1mi



Maps Provided By:



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34-62N-30W
Gentry County
Missouri



6/18/2024

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

Aerial Map



Boundary Center: 40° 8' 18.35, -94° 15' 55.31

0ft 853ft 1705ft



6/18/2024

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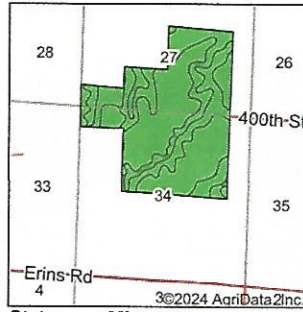
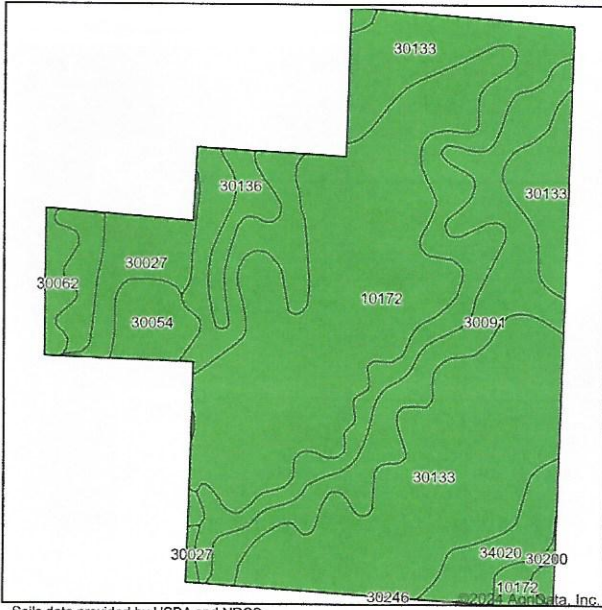
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CUSTOMIZED ONLINE MAPPING

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34-62N-30W
Gentry County
Missouri

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

Soils Map



State: **Missouri**
 County: **Gentry**
 Location: **34-62N-30W**
 Township: **Miller**
 Acres: **399.78**
 Date: **6/18/2024**



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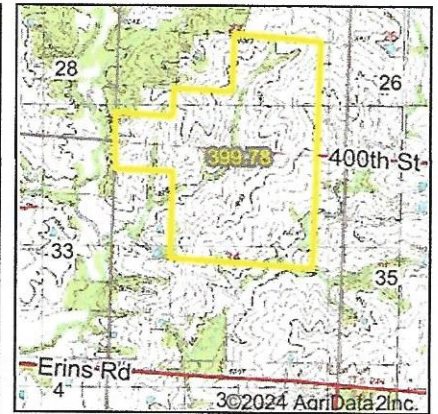
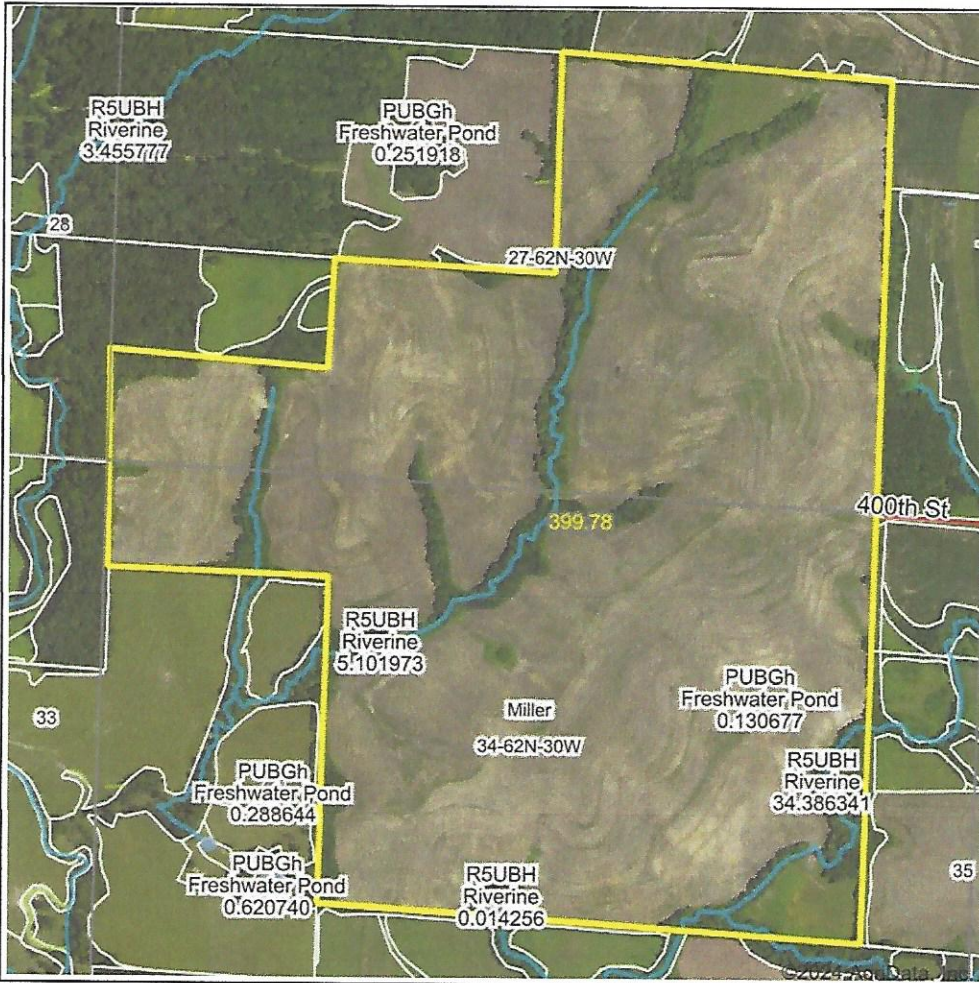
Soils data provided by USDA and NRCS.

Area Symbol: MO075, Soil Area Version: 26

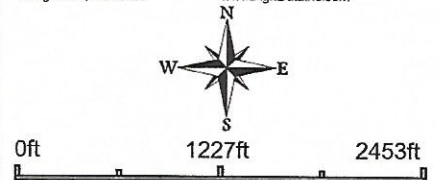
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Orchardgrass red clover Tons	Smooth bromegrass AUM	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	176.61	44.1%		IIIe														47
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	114.18	28.6%		IIIe														54
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	44.96	11.2%		IIe														65
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	15.80	4.0%		IIIe														41
34020	Colo silty clay loam, drainage way, 2 to 5 percent slopes, frequently flooded	13.37	3.3%		IIlw														59
30054	Gara clay loam, 9 to 14 percent slopes, eroded	11.73	2.9%		IVe														47
30136	Lamoni loam, 5 to 9 percent slopes	8.82	2.2%		IIIe	5			8	7				8			7	8	58
30036	Armstrong loam, 5 to 9 percent slopes	7.86	2.0%		IIIe	5			7	6				7			6	7	52
30062	Gara loam, 9 to 14 percent slopes	5.83	1.5%		IVe														59
30200	Shelby loam, 9 to 14 percent slopes	0.62	0.2%		IIIe														61
Weighted Average						2.90	0.2	*	0.3	0.3	*	*	*	0.3	*	*	0.3	0.3	*n 51.7

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Wetlands Map



State: **Missouri**
 Location: **34-62N-30W**
 County: **Gentry**
 Township: **Miller**
 Date: **6/18/2024**



Classification Code	Type	Acres
R5UBH	Riverine	4.90
PUBGh	Freshwater Pond	0.49
Total Acres		5.39

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>