



**Anthony
Peoples**

Broker/Owner



The Burrel and MiMi Harris Farm

Adair County
Missouri

524 Acres



Peoples Land Company



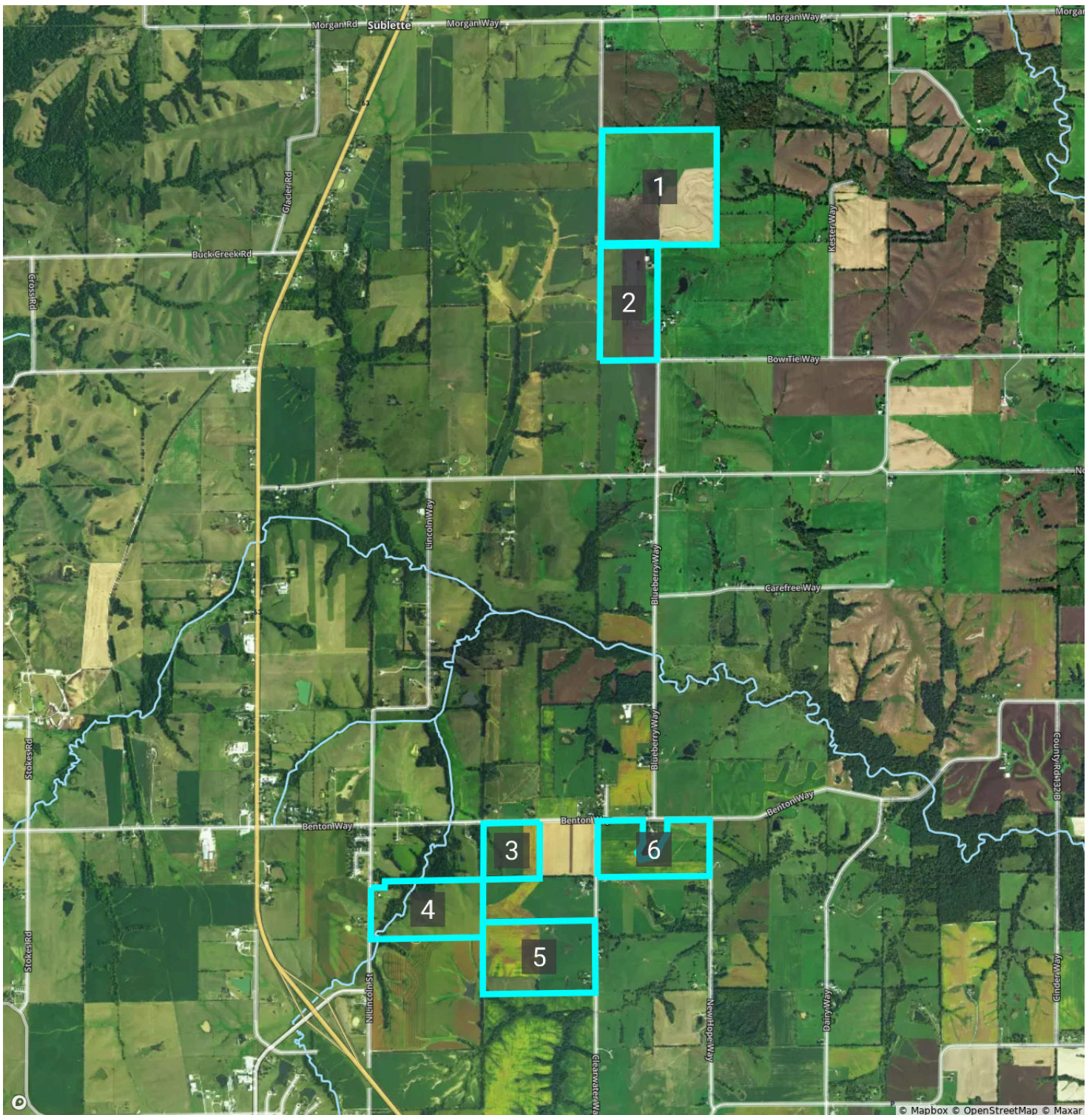
Overview



Adair, MO • Townships: Polk, Benton

524.22 acres, 6 selections

Locations: 11-63N-15W, 27-63N-15W, 22-63N-15W, 02-63N-15W, 23-63N-15W



Overview



Adair, MO • Township: Polk
Locations: 02-63N-15W, 11-63N-15W

240.00 acres, 2 selections



Overview 240.00 acres, 2 selections



Adair, MO • Township: Polk • Location: 02-63N-15W

Type: Parcel



Acres	Parcel ID Number	Property Address
160.00	08-01.0-02-000-00-05.000000	Blueberry Way Greentop, MO 63546
Owner 1	Owner 2	Owner Address
HERMINE M HARRIS	—	114 Wild Oak Dr Sherwood, AR 72120-3193

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$5,660	\$5,660	—	2024

County Use Description	Legal Description
AGRICULTURE	SW1/4 LESS R/W- ADAIR COUNTY MO S2-T63-R15 (CO RD 124)

Adair, MO • Township: Polk • Location: 11-63N-15W

Type: Parcel



Acres	Parcel ID Number	Property Address
80.00	08-01.0-11-000-00-02.000000	14273 Blueberry Way Kirksville, MO 63501
Owner 1	Owner 2	Owner Address
HERMINE M HARRIS	—	114 Wild Oak Dr Sherwood, AR 72120-3193

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$7,180	\$3,890	\$3,290	2024

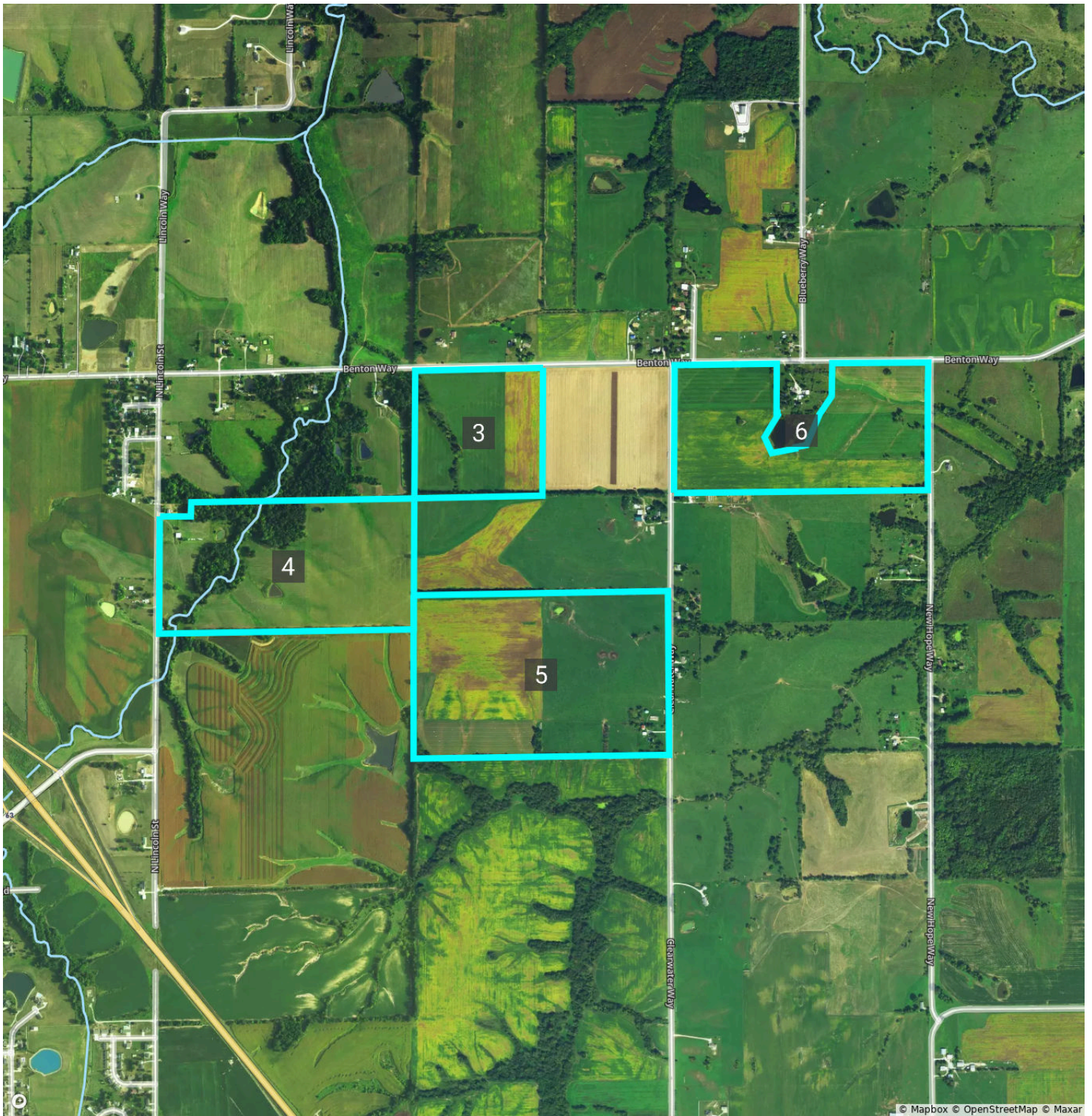
County Use Description	Legal Description
RESIDENTIAL	W1/2 NW1/4 LESS R/W ADAIR COUNTY MO. S11-T63-R15 (CO RD 124)

Overview



Adair, MO • Township: Benton
Locations: 23-63N-15W, 27-63N-15W, 22-63N-15W

284.22 acres, 4 selections



Overview 284.22 acres, 4 selections



Adair, MO • Township: Benton • Location: 22-63N-15W Type: Parcel

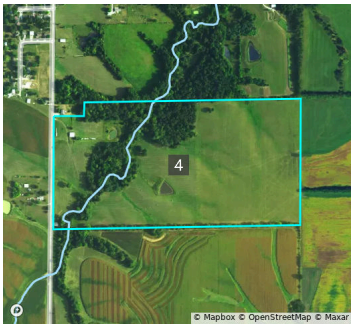


Acres	Parcel ID Number	Property Address
39.10	08-05.0-22-000-00-11.000000	Benton Way Kirksville, MO 63501
Owner 1	Owner 2	Owner Address
HERMINE M HARRIS	—	114 Wild Oak Dr Sherwood, AR 72120-3193

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$1,680	\$1,680	—	2024

County Use Description	Legal Description
RESIDENTIAL	NW1/4 SE1/4 LESS R/W- ADAIR COUNTY MO. S22-T63-R15 (CO RD 121)

Adair, MO • Township: Benton • Location: 22-63N-15W Type: Custom Boundary



Acres	Lat. Long.
78.15	40.2445, -92.5685

Overview 284.22 acres, 4 selections



Adair, MO • Township: Benton • Location: 27-63N-15W

Type: Custom Boundary



Acres	Lat. Long.
99.18	40.2416, -92.5592

Adair, MO • Township: Benton • Location: 23-63N-15W

Type: Parcel



Acres	Parcel ID Number	Property Address
67.80	08-06.0-23-000-00-10.001000	Benton Way Kirksville, MO 63501
Owner 1	Owner 2	Owner Address
LEROY G CALVERT	LORI M CALVERT	26211 Benton Way Kirksville, MO 63501-6958

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$2,670	\$2,670	—	2024

County Use Description	Legal Description
RESIDENTIAL	N1/2 SW1/4 EX BEG 1069.56'E OF W1/4 COR OF SEC TH E 360.6' S 283.6' W 76.6 S 223.9' W 272.6' N 502.5' TO POB EX BEG 1460.16' E OF W QTR COR OF SEC 23 & ON THE S LINE OF RD E 177.04' S 330.02' SW 219.41' SW 373.40' W 95.31' SW 18.95' S...

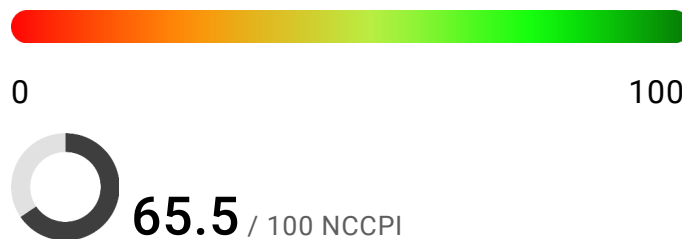
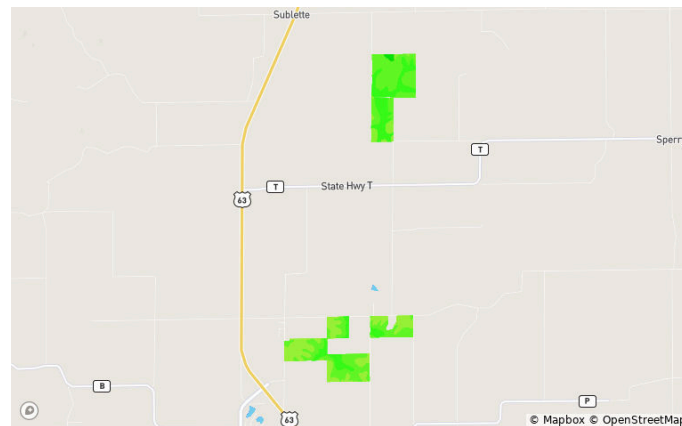
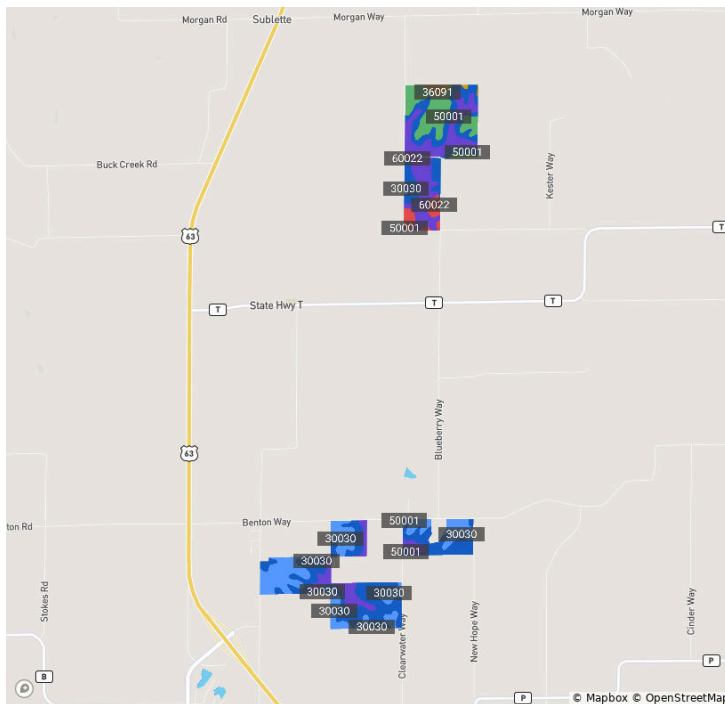
Soils



Adair, MO • Townships: Polk, Benton

524.22 acres, 6 selections

Locations: 11-63N-15W, 27-63N-15W, 22-63N-15W, 02-63N-15W, 23-63N-15W



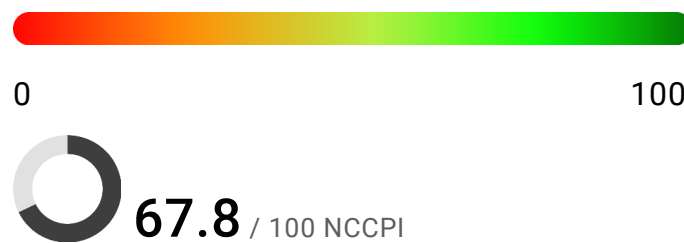
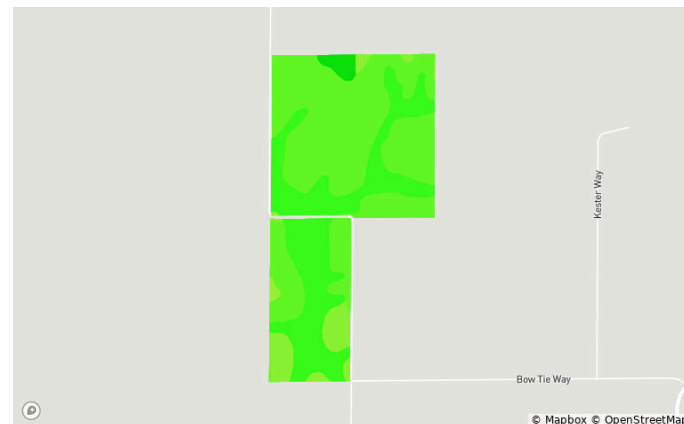
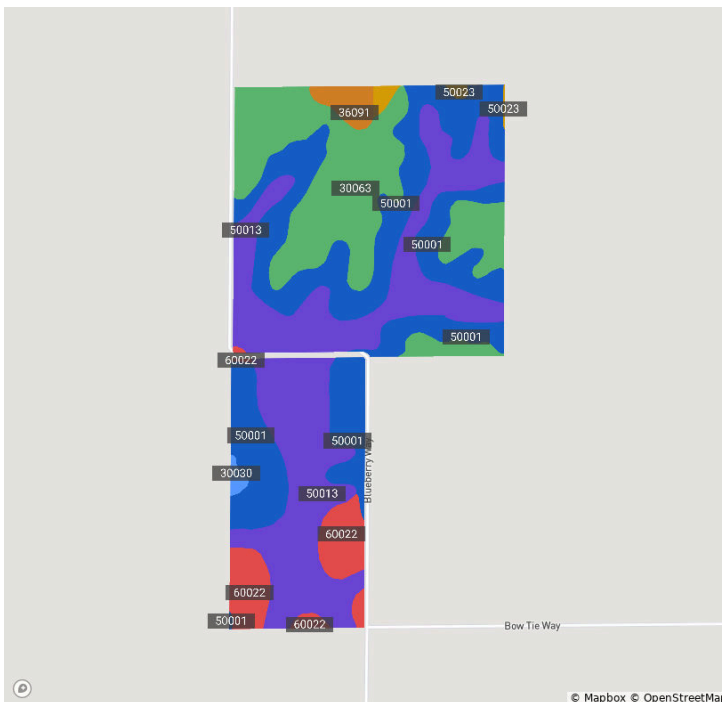
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
50001	Armstrong loam, 5 to 9 percent slopes, eroded	221.4	42.3%	4e	—	65.8
50013	Adco silt loam, 1 to 3 percent slopes	118.3	22.6%	2e	—	71.6
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	108.0	20.7%	4e	—	58.1
30063	Gara loam, 9 to 14 percent slopes, moderately eroded	54.5	10.4%	4e	—	66.3
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	14.9	2.8%	3e	—	60.5
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	4.1	0.8%	3w	—	83.2
50023	Gara fine sandy loam, 14 to 20 percent slopes, eroded	1.6	0.3%	6e	—	60.2

Soils



Adair, MO • Township: Polk
Locations: 02-63N-15W, 11-63N-15W

240.00 acres, 2 selections



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
50013	Adco silt loam, 1 to 3 percent slopes	83.5	34.8%	2e	—	71.6
50001	Armstrong loam, 5 to 9 percent slopes, eroded	80.1	33.4%	4e	—	65.8
30063	Gara loam, 9 to 14 percent slopes, moderately eroded	54.5	22.8%	4e	—	66.3
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	14.9	6.2%	3e	—	60.5
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	4.1	1.7%	3w	—	83.2
50023	Gara fine sandy loam, 14 to 20 percent slopes, eroded	1.6	0.7%	6e	—	60.2
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.9	0.4%	4e	—	58.1

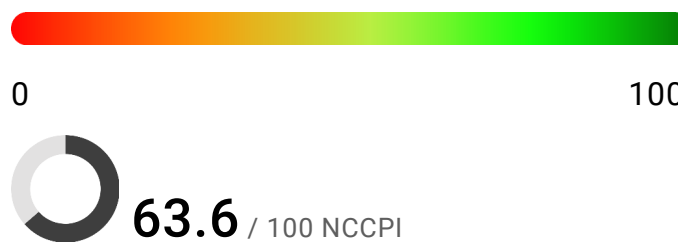
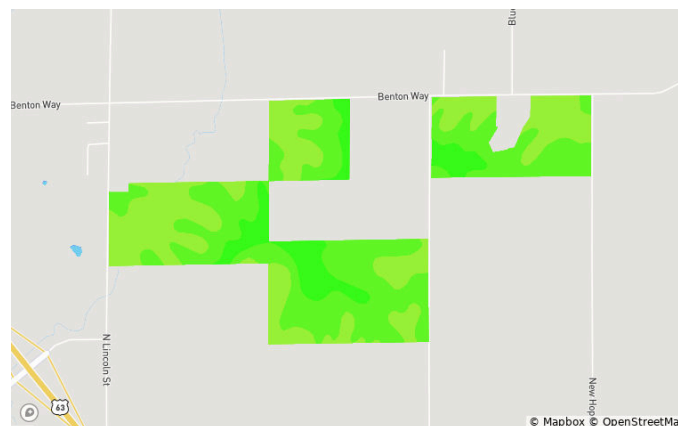
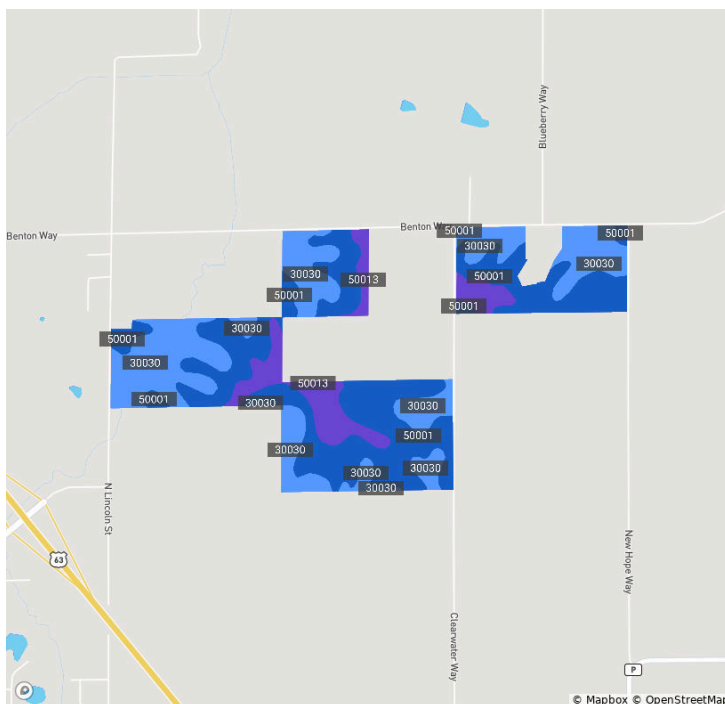
Soils



Adair, MO • Township: Benton

Locations: 23-63N-15W, 27-63N-15W, 22-63N-15W

284.22 acres, 4 selections



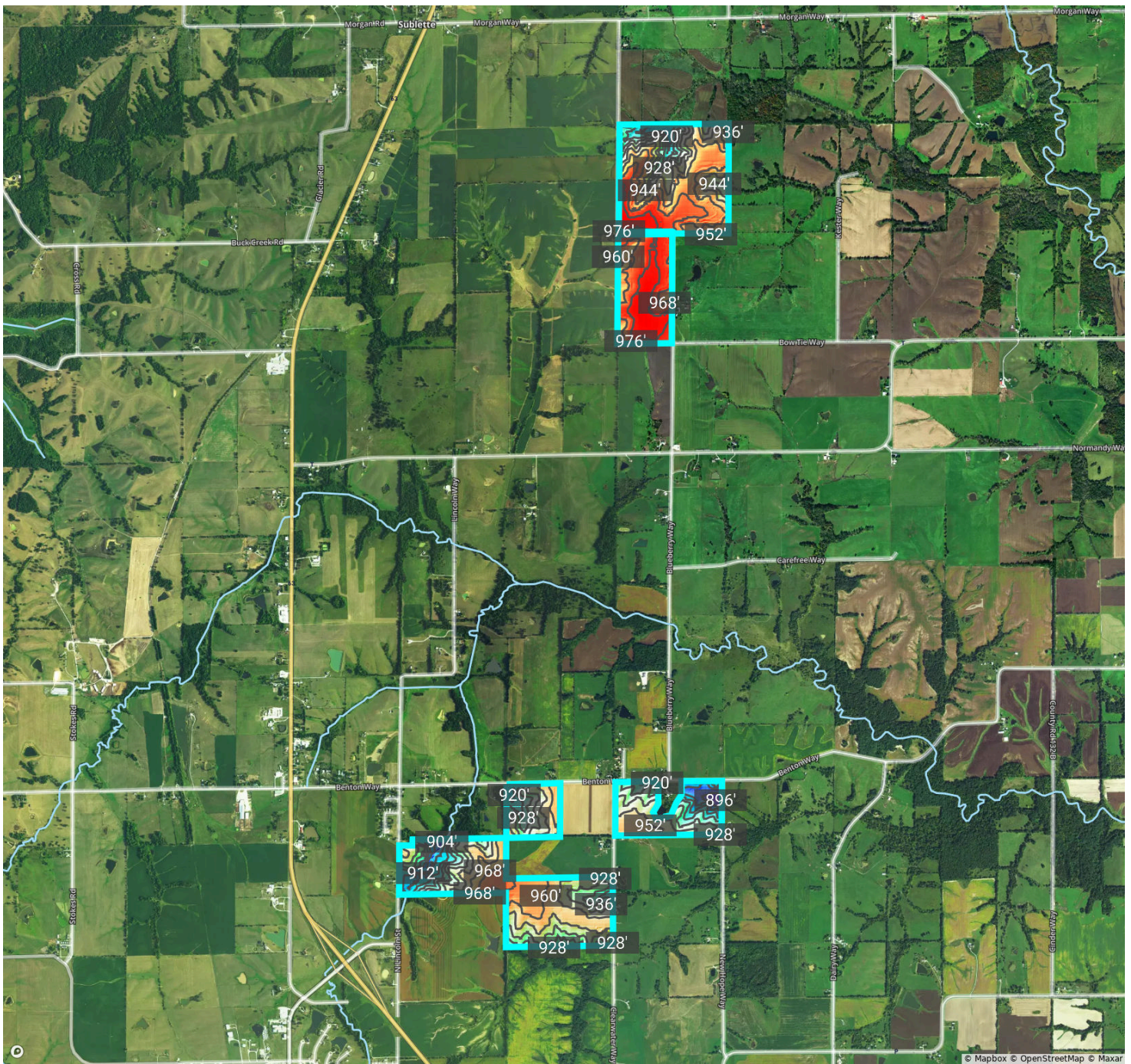
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
50001	Armstrong loam, 5 to 9 percent slopes, eroded	141.3	49.9%	4e	—	65.8
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	107.1	37.8%	4e	—	58.1
50013	Adco silt loam, 1 to 3 percent slopes	34.8	12.3%	2e	—	71.6

Elevation

Adair, MO • Townships: Polk, Benton

524.22 acres, 6 selections

Locations: 11-63N-15W, 27-63N-15W, 22-63N-15W, 02-63N-15W, 23-63N-15W



895.1 ft

978.5 ft

Source: USGS 3 Meter Dem

Interval: 8.0 ft

Range: 83.4 ft

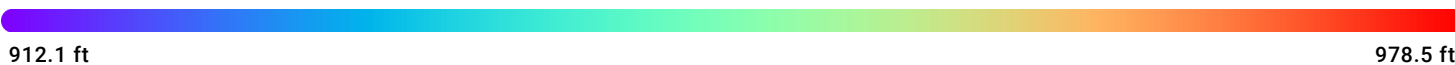
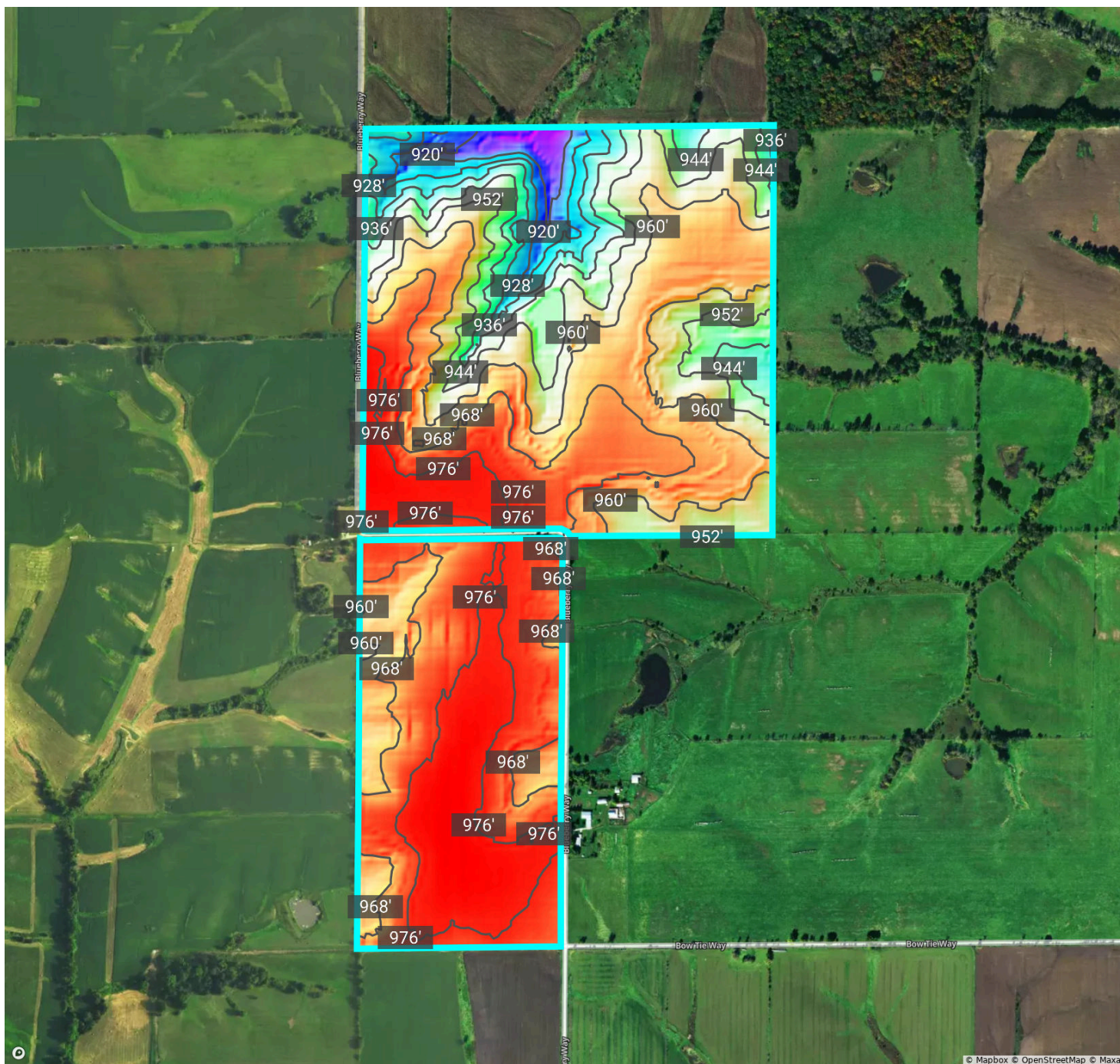
Min: 895.1

Max: 978.5

Elevation

Adair, MO • Township: Polk
Locations: 02-63N-15W, 11-63N-15W

240.00 acres, 2 selections



Source: USGS 3 Meter Dem

Interval: 8.0 ft

Range: 66.4 ft

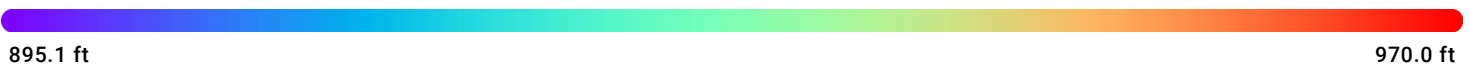
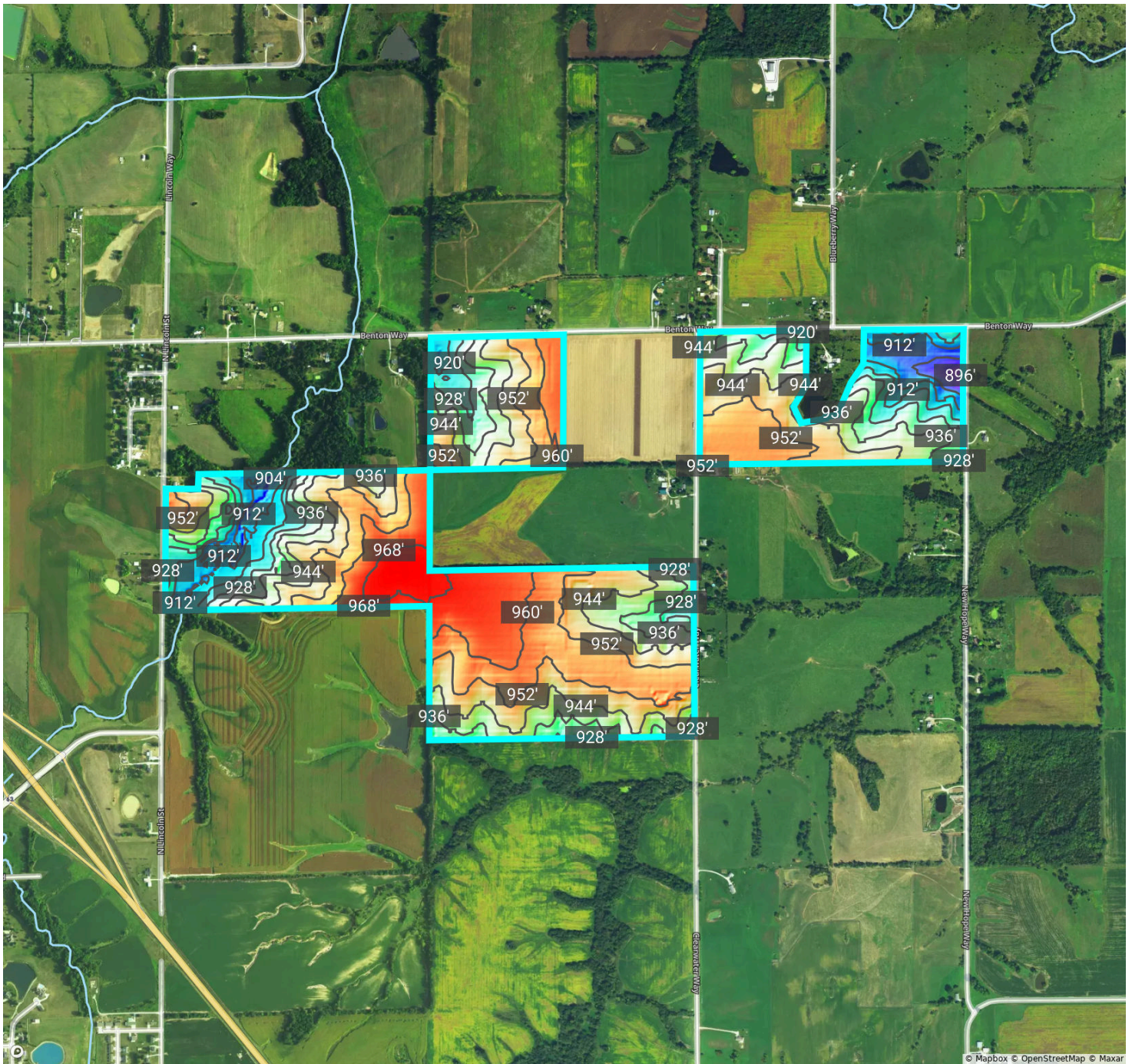
Min: 912.1

Max: 978.5

Elevation

Adair, MO • Township: Benton
Locations: 23-63N-15W, 27-63N-15W, 22-63N-15W

284.22 acres, 4 selections



Source: USGS 3 Meter Dem

Interval: 8.0 ft

Range: 74.9 ft

Min: 895.1

Max: 970.0

Crop History

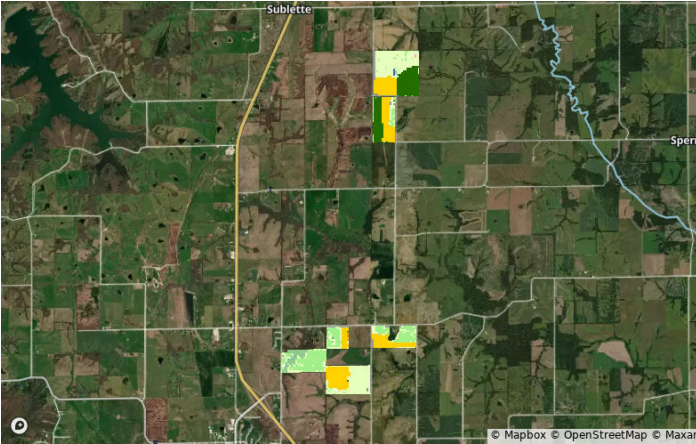


Adair, MO • Townships: Polk, Benton

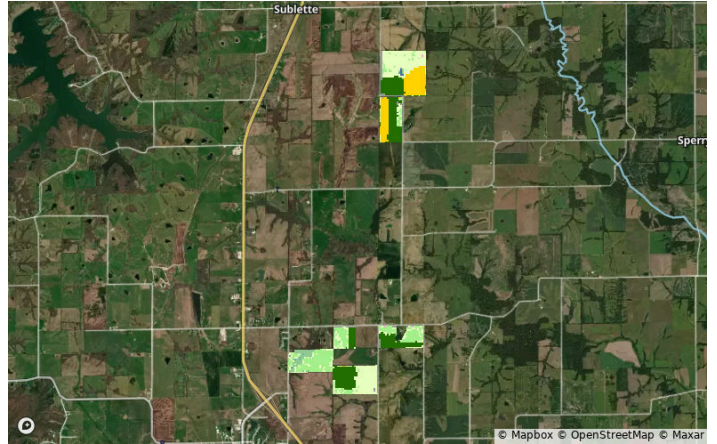
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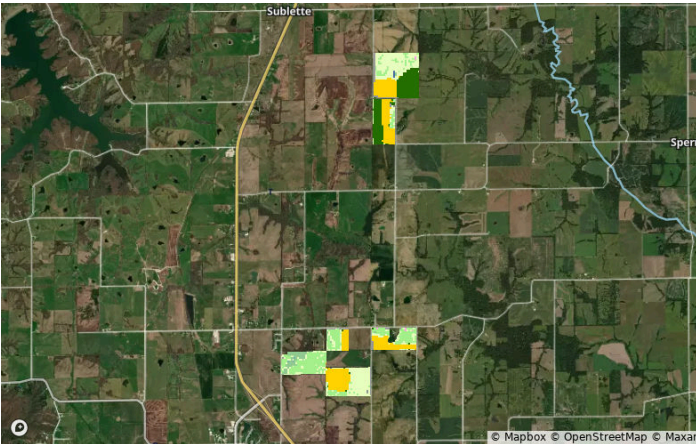
2023



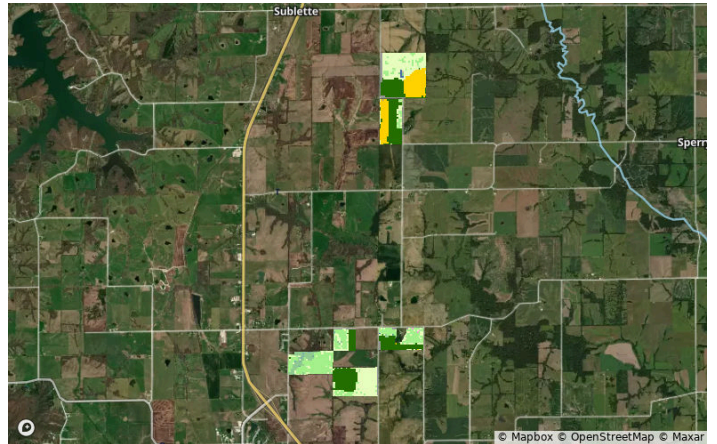
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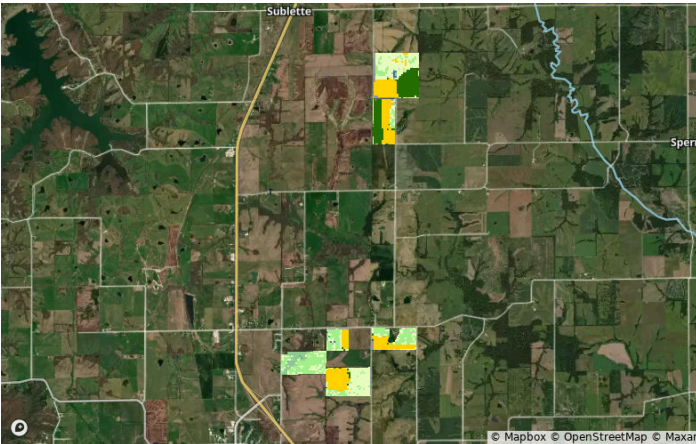
2021



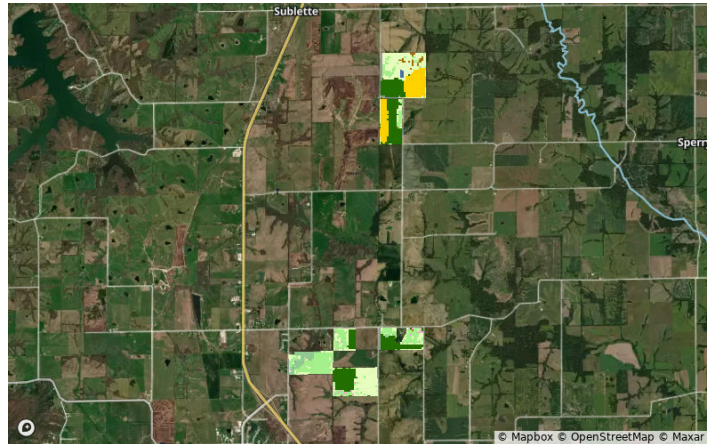
2020



2019



2018



Crop History



Adair, MO • Townships: Polk, Benton
Locations: 11-63N-15W, 27-63N-15W, 22-63N-15W, 02-63N-15W, 23-63N-15W

524.22 acres, 6 selections

All Selections



Crop	2023	2022	2021	2020	2019	2018
Grassland/Pasture	33.9%	31.0%	28.9%	28.4%	29.7%	28.7%
Soybeans	14.9%	28.1%	15.7%	29.0%	15.4%	28.5%
Other Hay/Non Alfalfa	18.4%	20.4%	22.2%	22.0%	20.8%	20.5%
Corn	26.6%	14.2%	27.3%	14.0%	27.3%	13.5%
Other	6.2%	6.3%	6.0%	6.7%	6.9%	8.9%

Crop History



Adair, MO • Township: Polk
Locations: 02-63N-15W, 11-63N-15W

240.00 acres, 2 selections

2023



2022



2021



2020



2019



2018



Crop History



Adair, MO • Township: Polk
Locations: 02-63N-15W, 11-63N-15W

240.00 acres, 2 selections

All Selections



Crop	2023	2022	2021	2020	2019	2018
Soybeans	32.5%	28.7%	33.6%	29.8%	32.5%	30.4%
Grassland/Pasture	33.9%	32.1%	28.6%	29.7%	27.2%	27.5%
Corn	26.7%	31.1%	27.1%	30.4%	28.7%	29.5%
Other	7.0%	8.2%	10.8%	10.1%	11.6%	12.6%

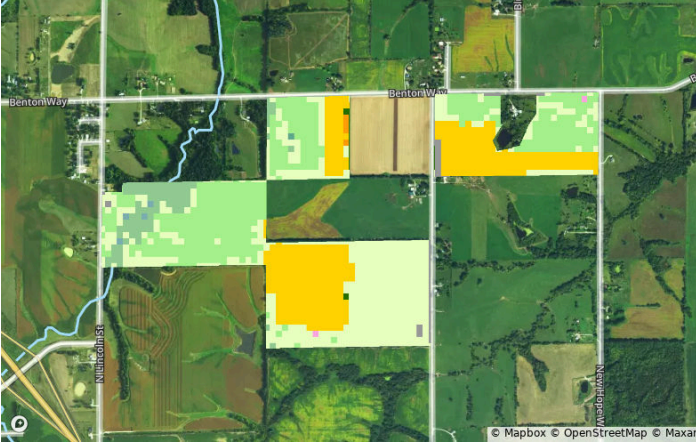
Crop History



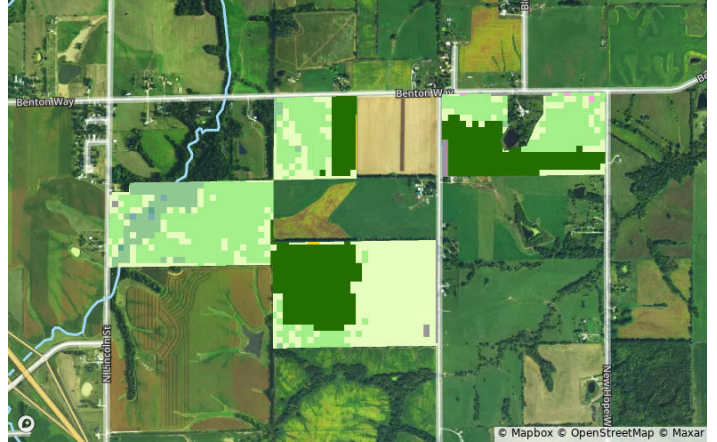
Adair, MO • Township: Benton
Locations: 23-63N-15W, 27-63N-15W, 22-63N-15W

284.22 acres, 4 selections

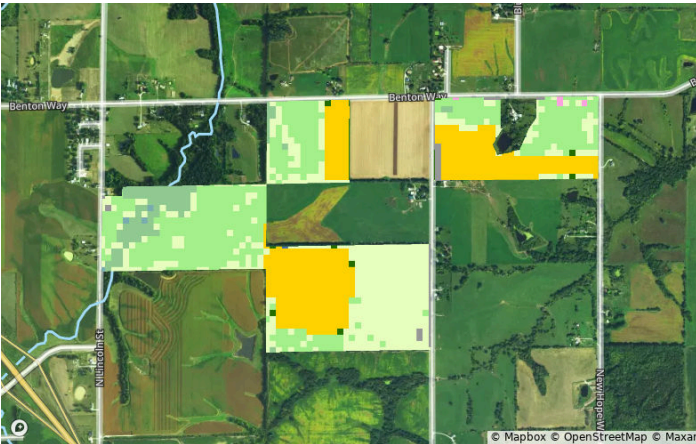
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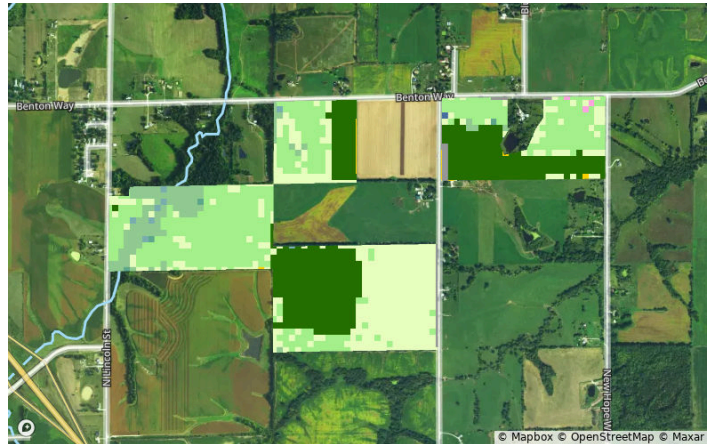
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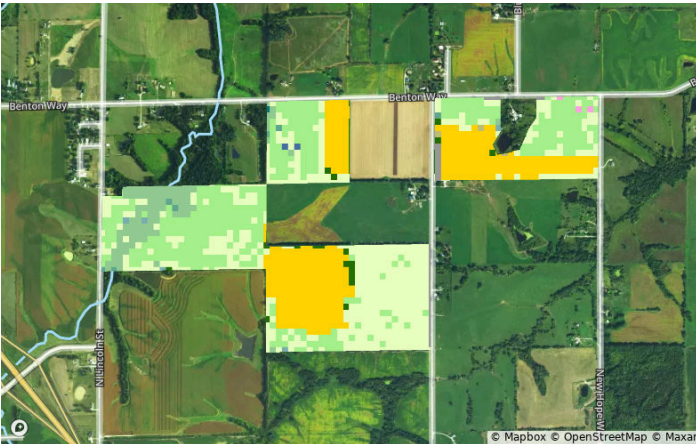
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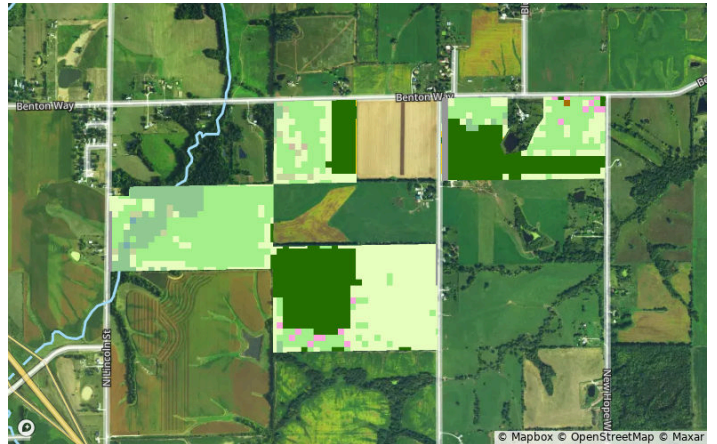
2020



2019



2018



Crop History



Adair, MO • Township: Benton
Locations: 23-63N-15W, 27-63N-15W, 22-63N-15W

284.22 acres, 4 selections

All Selections



Crop	2023	2022	2021	2020	2019	2018
Other Hay/Non Alfalfa	30.8%	33.8%	34.4%	34.7%	31.7%	31.3%
Grassland/Pasture	34.0%	30.0%	29.3%	27.3%	31.8%	29.6%
Soybeans	0.2%	27.6%	0.5%	28.3%	0.9%	26.9%
Corn	26.5%	0.0%	27.5%	0.1%	26.1%	0.0%
Other	8.5%	8.5%	8.4%	9.6%	9.5%	12.2%

Vegetation Index (NDVI)

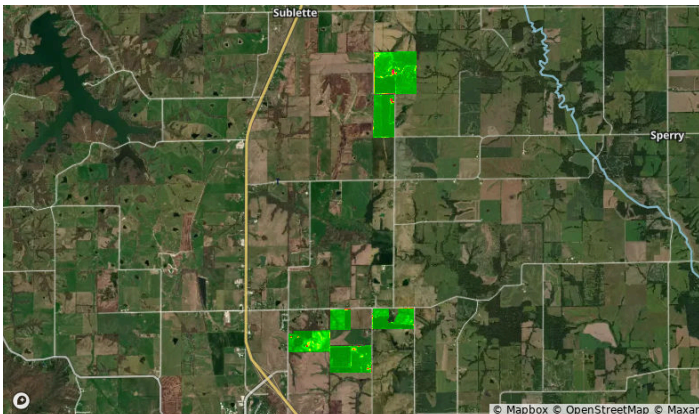


Adair, MO • Townships: Polk, Benton

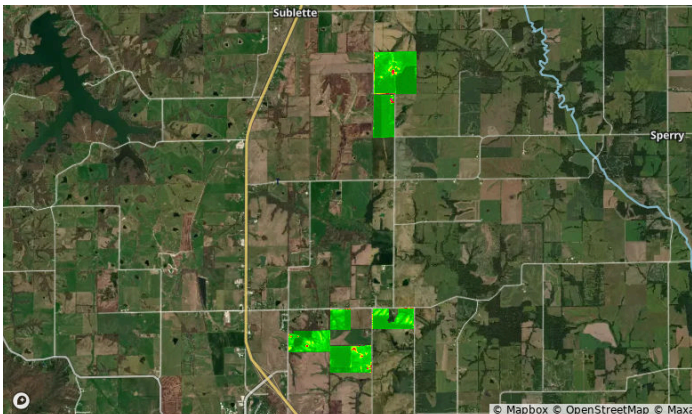
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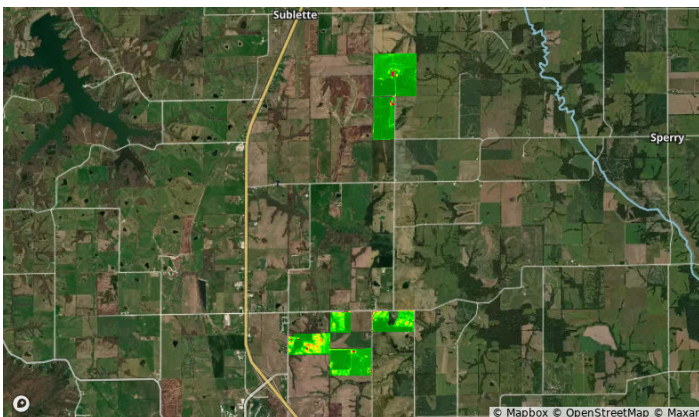
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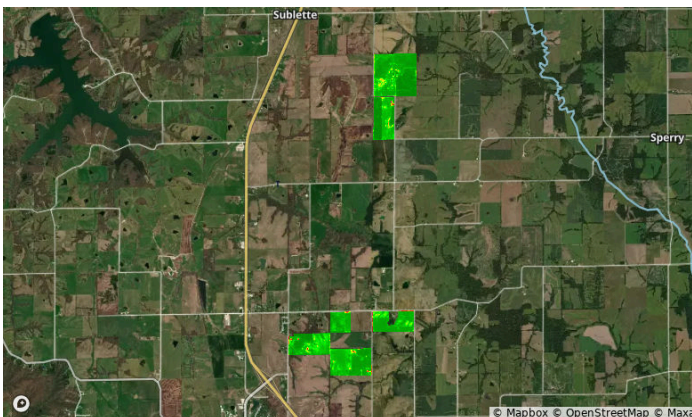
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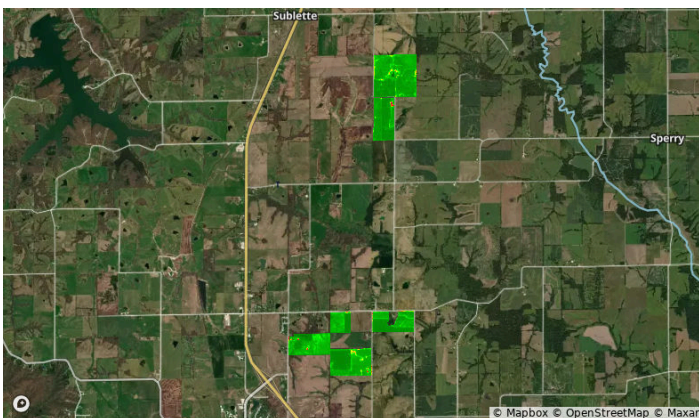
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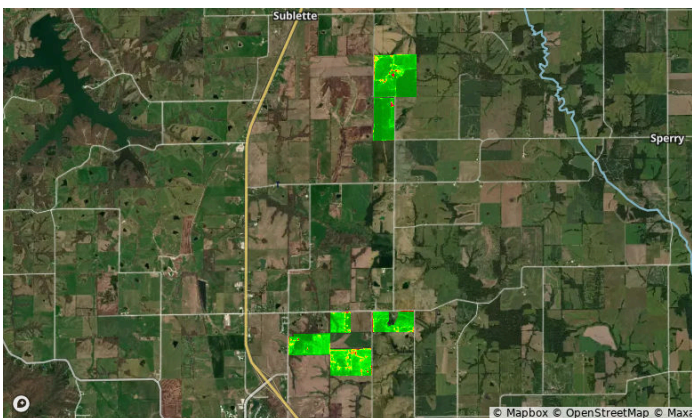
2021



2020



2019



Vegetation Index (NDVI)



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524.22 acres, 6 selections

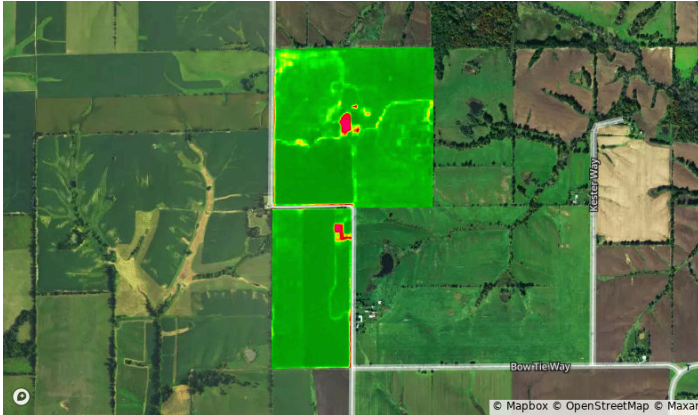
Year	2024	2023	2022	2021	2020	2019
Standard Deviation	5	5	6	5	4	6
Mean	88	86	87	87	88	85
Min	38	34	37	20	37	38
Max	96	97	94	99	100	95

Vegetation Index (NDVI)

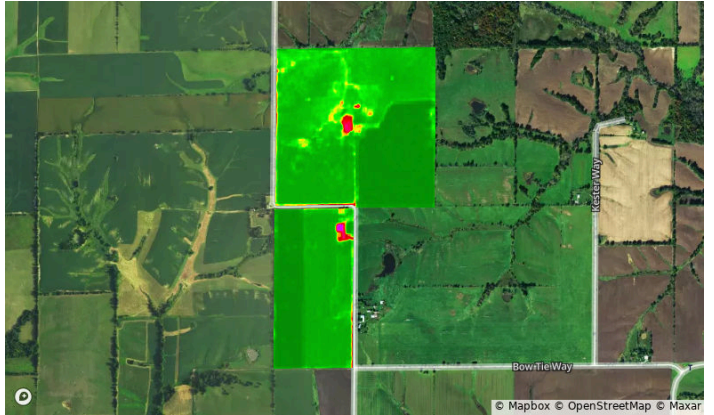
Adair, MO • Township: Polk
Locations: 02-63N-15W, 11-63N-15W

240.00 acres, 2 selections

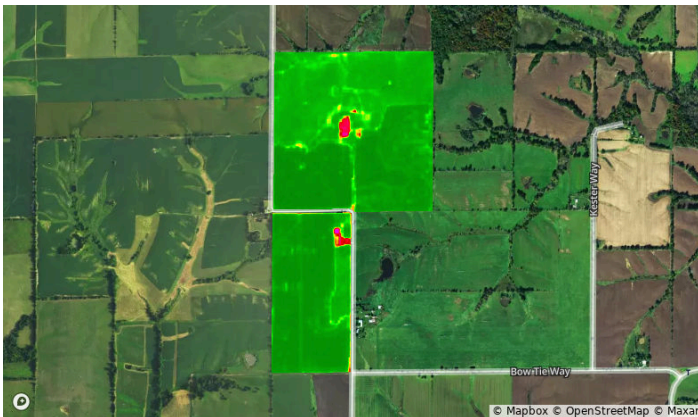
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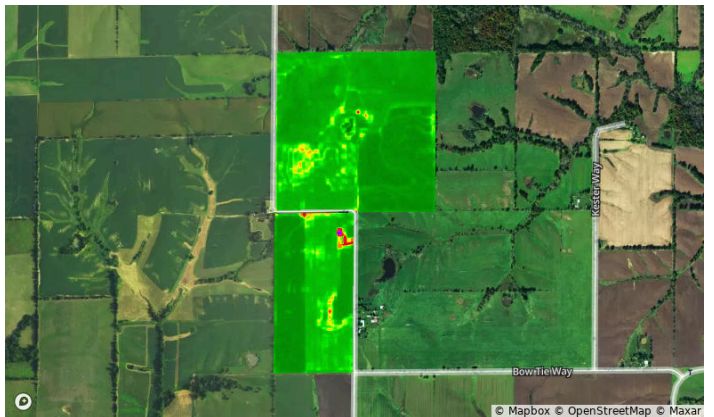
2023



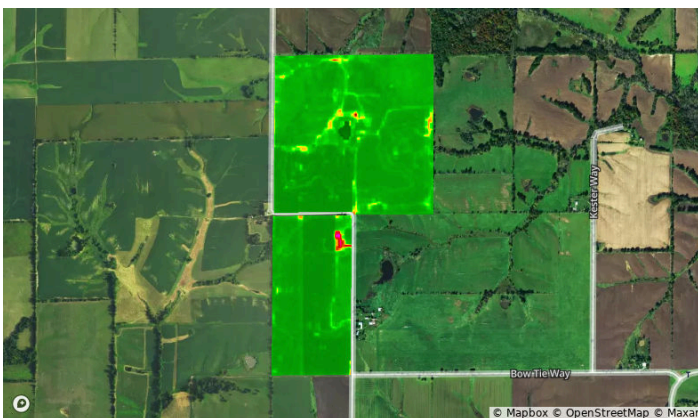
2022



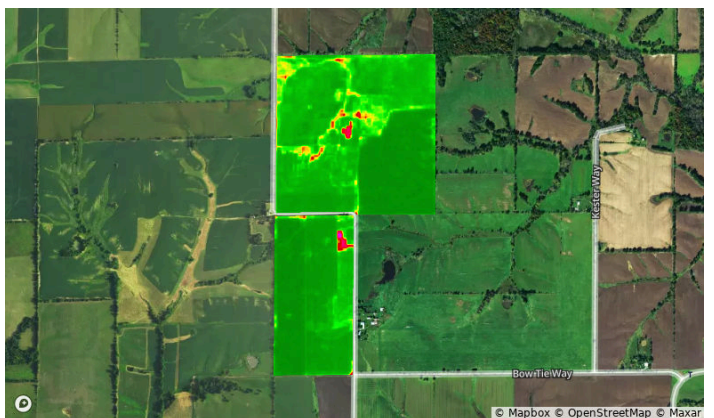
2021



2020



2019



Vegetation Index (NDVI)



Adair, MO • Township: Polk
Locations: 02-63N-15W, 11-63N-15W

240.00 acres, 2 selections

Year	2024	2023	2022	2021	2020	2019
Standard Deviation	5	5	5	5	4	6
Mean	88	87	89	88	89	87
Min	48	34	37	20	37	38
Max	94	94	94	99	99	95

Vegetation Index (NDVI)

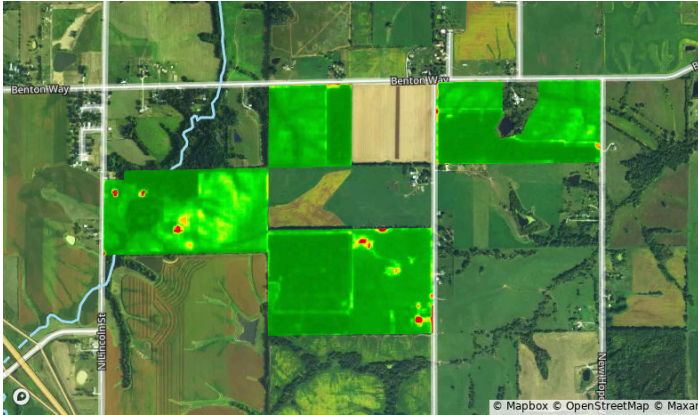


Adair, MO • Township: Benton

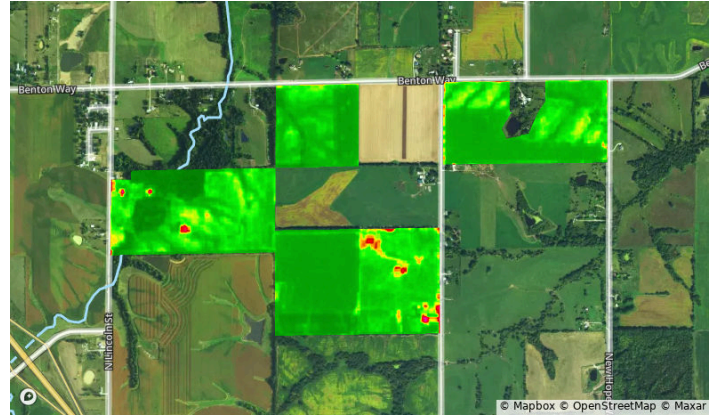
284.22 acres, 4 selections

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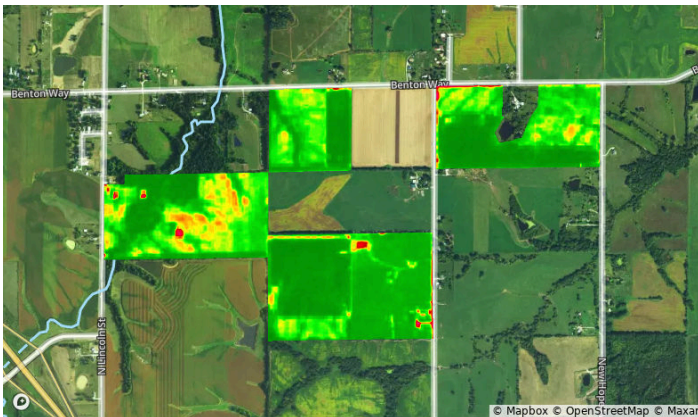
2024



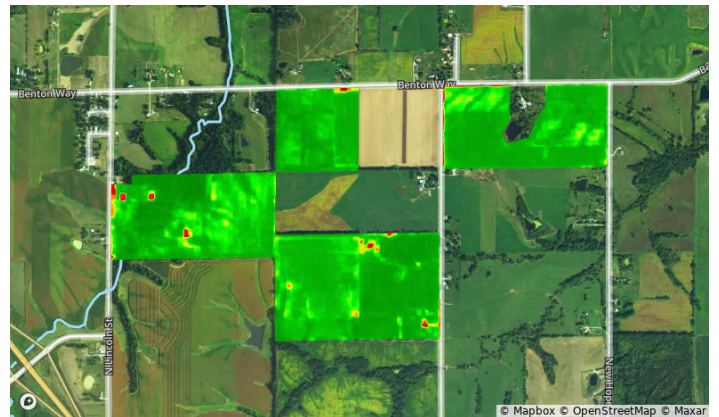
2023



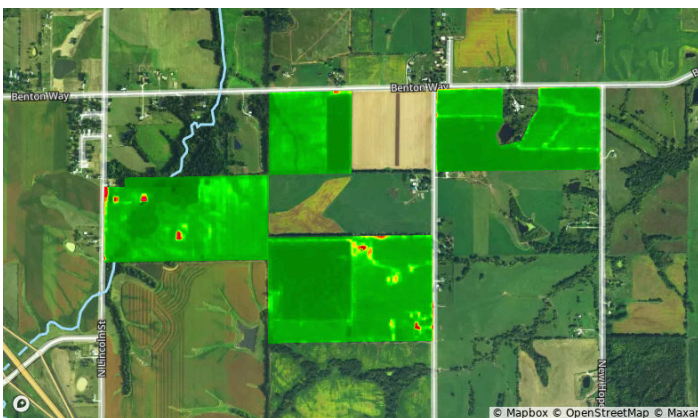
2022



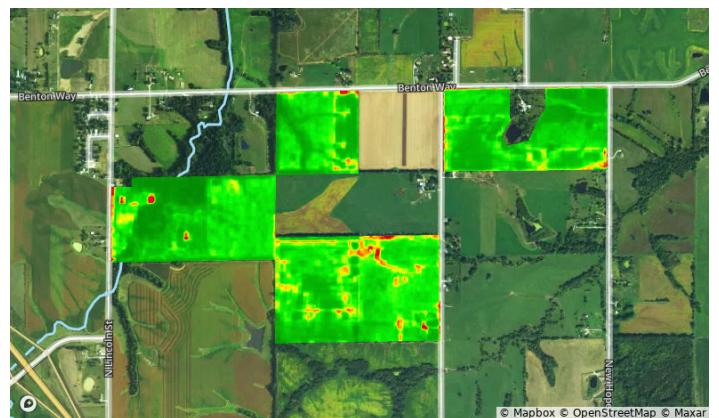
2021



2020



2019



Vegetation Index (NDVI)



Adair, MO • Township: Benton
Locations: 23-63N-15W, 27-63N-15W, 22-63N-15W

284.22 acres, 4 selections

Year	2024	2023	2022	2021	2020	2019
Standard Deviation	5	5	6	4	4	5
Mean	88	85	85	86	88	82
Min	38	39	42	39	47	39
Max	96	97	94	95	100	94

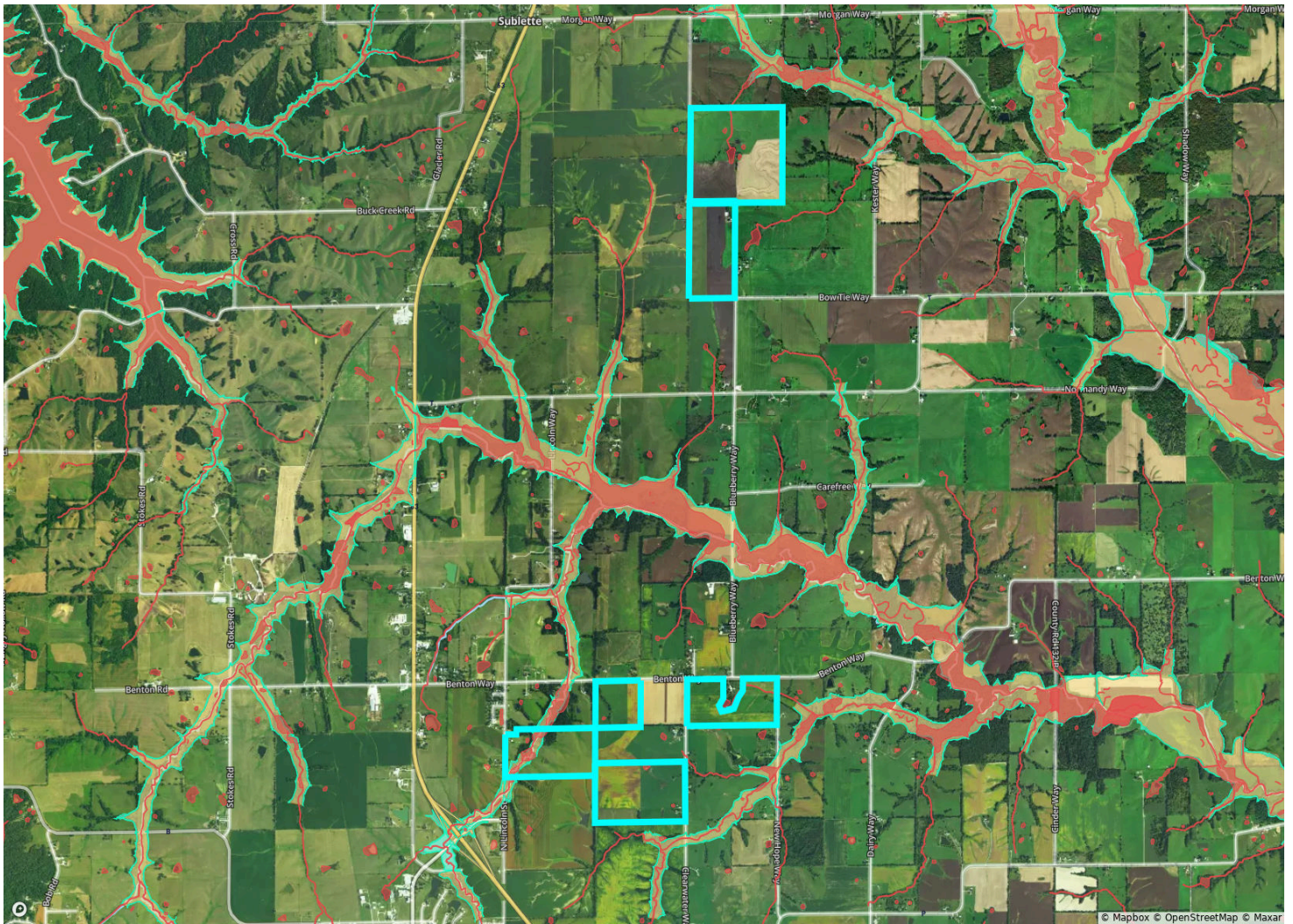
Flood (FEMA Report)



Adair, MO • Townships: Polk, Benton

524.22 acres, 6 selections

Locations: 11-63N-15W, 27-63N-15W, 22-63N-15W, 02-63N-15W, 23-63N-15W



Flood Hazard Zone	% of Selection	Acres
● 100 Year Flood Zone (1% annual chance of flooding)	1.8%	9.5
● 500 Year Flood Zone (0.2% annual chance of flooding)	0.3%	1.6
● Regulatory Floodway	0.0%	0.0
○ No Flood Hazard Zone	0.0%	0.0
Wetlands	% of Selection	Acres
● Assorted Wetlands	2.0%	10.2

Flood (FEMA Report)



Adair, MO • Township: Polk
Locations: 02-63N-15W, 11-63N-15W

240.00 acres, 2 selections



Flood Hazard Zone		% of Selection	Acres
	100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
	500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
	Regulatory Floodway	0.0%	0.0
	No Flood Hazard Zone	0.0%	0.0
Wetlands		% of Selection	Acres
	Assorted Wetlands	1.3%	3.1

Flood (FEMA Report)



Adair, MO • Township: Benton
Locations: 23-63N-15W, 27-63N-15W, 22-63N-15W

284.22 acres, 4 selections



Flood Hazard Zone		% of Selection	Acres
●	100 Year Flood Zone (1% annual chance of flooding)	3.4%	9.5
●	500 Year Flood Zone (0.2% annual chance of flooding)	0.6%	1.6
●	Regulatory Floodway	0.0%	0.0
○	No Flood Hazard Zone	0.0%	0.0
Wetlands		% of Selection	Acres
●	Assorted Wetlands	2.5%	7.2

FSA Overview



Adair, MO • Township: Polk
Locations: 02-63N-15W, 11-63N-15W

240.00 acres, 2 selections



CLU		Acres	CLU		Acres	CLU		Acres
1		76.36	4		33.17	7		3.33
2		47.32	5		32.85	8		2.99
3		37.11	6		3.75	9		1.66

FSA Overview



Adair, MO • Township: Benton
Locations: 23-63N-15W, 27-63N-15W, 22-63N-15W

284.22 acres, 4 selections



CLU		Acres	CLU		Acres	CLU		Acres
1		46.99	4		19.73	7		16.86
2		36.46	5		17.41	8		12.03
3		31.20	6		17.32	9		11.20

FSA Overview



Adair, MO • Township: Benton
Locations: 23-63N-15W, 27-63N-15W, 22-63N-15W

284.22 acres, 4 selections

CLU		Acres
10		11.20
11		10.65
12		10.56
13		7.21
14		7.01
15		5.41
16		3.21
17		2.79
18		1.85
19		1.79
20		1.45

Historical Imagery



Adair, MO • Township: Polk
Locations: 02-63N-15W, 11-63N-15W

240.00 acres, 2 selections

2022



2020



2018



2016



2014



2012



Historical Imagery

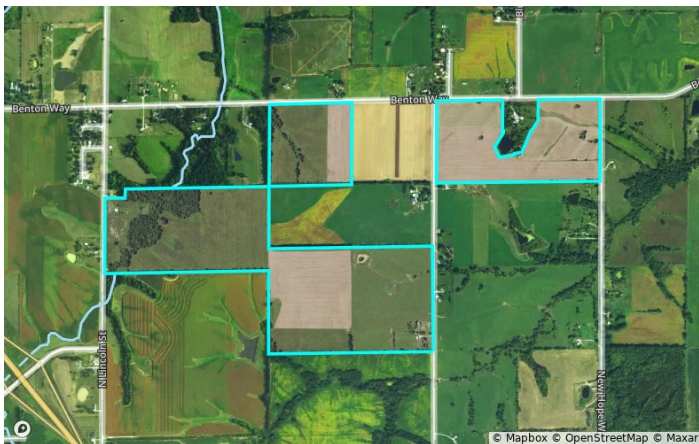


Adair, MO • Township: Benton

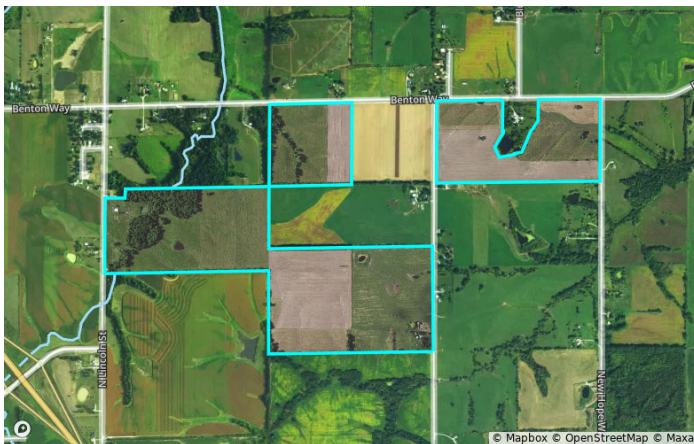
Locations: 23-63N-15W, 27-63N-15W, 22-63N-15W

284.22 acres, 4 selections

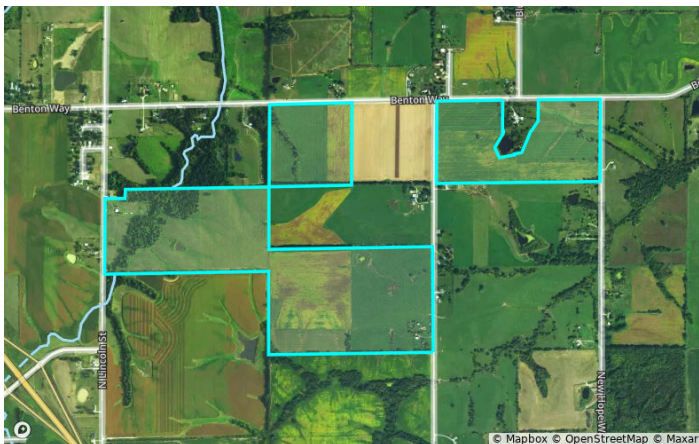
2022



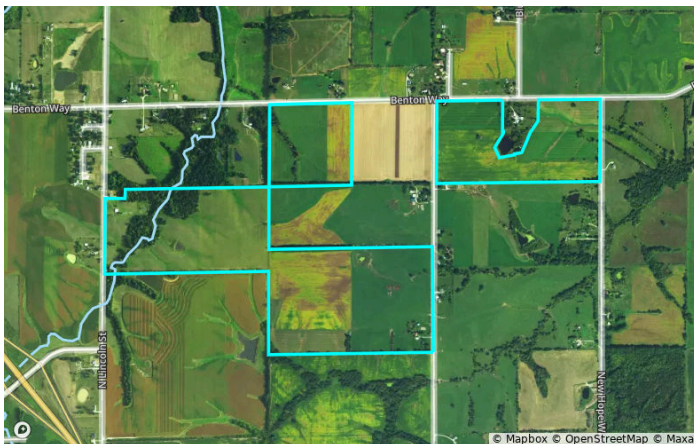
2020



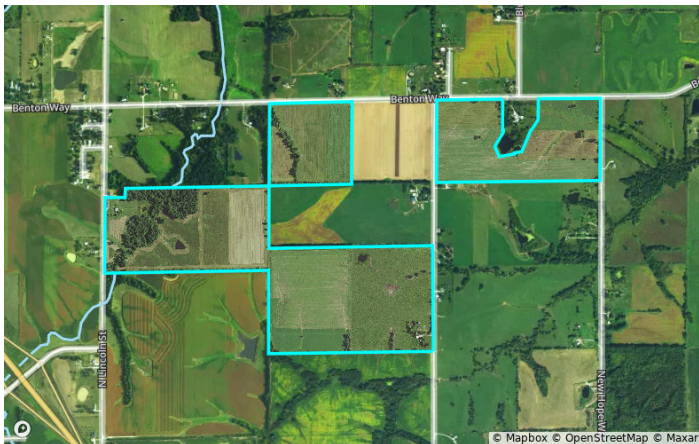
2018



2016



2014



2012

