



**Anthony
Peoples**

Broker/Owner



The Goodwin Trust

Knox County
Missouri

309 Acres



Peoples Land Company

Comments

Thank you for your interest in the Goodwin Family Trust. If you need further information, please let us know.

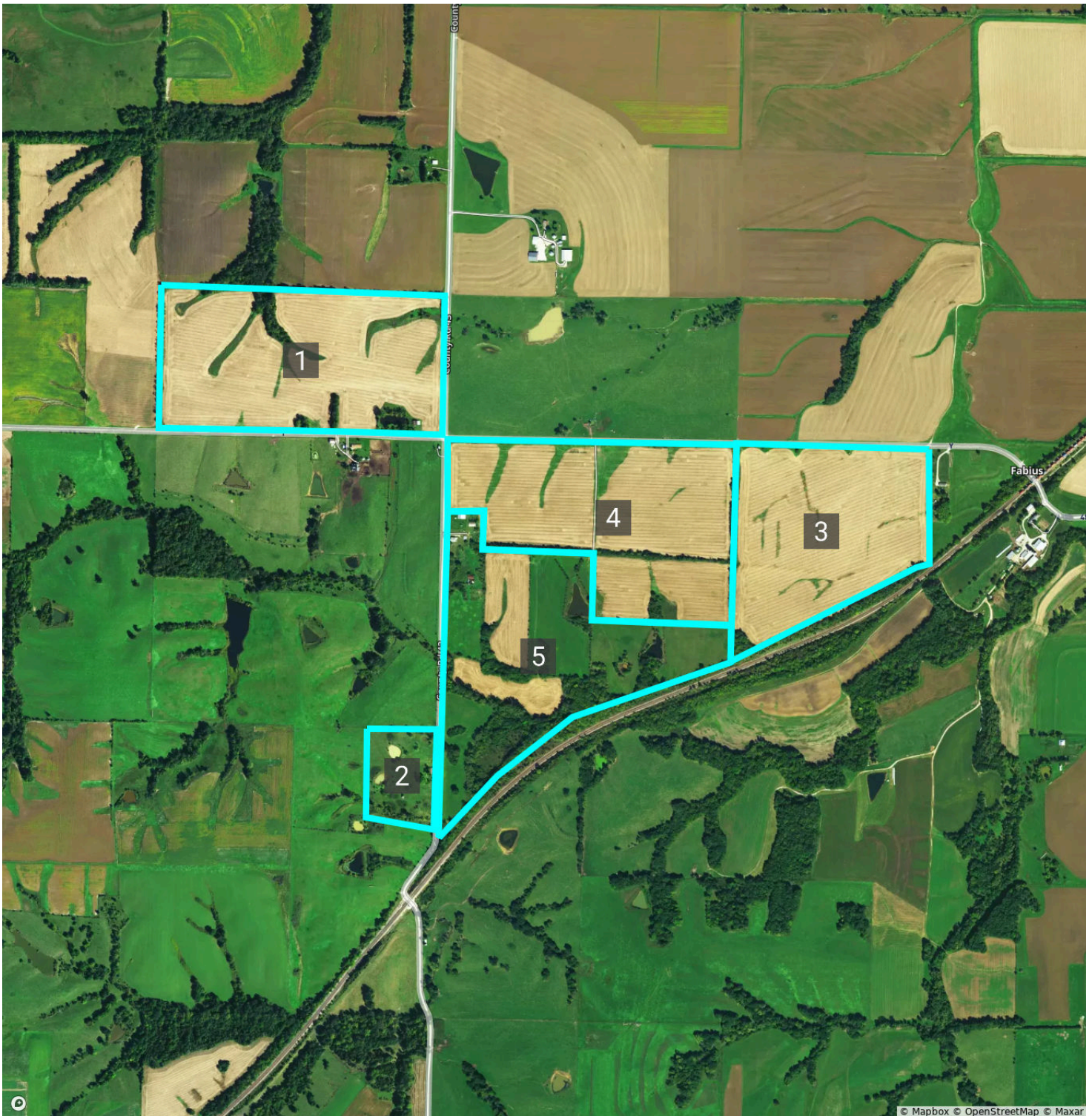


Overview



Knox, MO • Township: Benton
Locations: 08-63N-11W, 07-63N-11W, 06-63N-11W

308.76 acres, 5 selections

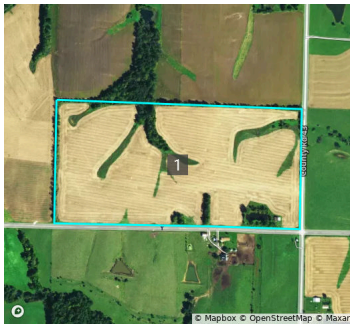


Overview 308.76 acres, 5 selections



Knox, MO • Township: Benton • Location: 06-63N-11W

Type: Parcel



Acres	Parcel ID Number	Property Address
76.46	02-03.0-00-00 006.005.00.000	—
Owner 1	Owner 2	Owner Address
RICHARD A GOODWIN	MARY M GOODWIN	51 Leisure Dr Kirksville, MO 63501-3349

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$3,976	—	—	2024

County Use Description	Legal Description
AGRICULTURAL	S2SE4

Knox, MO • Township: Benton • Location: 07-63N-11W

Type: Parcel



Acres	Parcel ID Number	Property Address
12.50	02-03.0-00-00 007.005.00.000	—
Owner 1	Owner 2	Owner Address
RICHARD A GOODWIN	MARY M GOODWIN	51 Leisure Dr Kirksville, MO 63501-3349

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$343	—	—	2024

County Use Description	Legal Description
AGRICULTURAL	BEG NE COR NE4

Overview 308.76 acres, 5 selections



Knox, MO • Township: Benton • Location: 08-63N-11W

Type: Custom Boundary



Acres
61.95

Lat. Long.
40.2877, -92.1444

Knox, MO • Township: Benton • Location: 08-63N-11W

Type: Custom Boundary



Acres
76.95

Lat. Long.
40.2871, -92.1517

Overview 308.76 acres, 5 selections



Knox, MO • Township: Benton • Location: 08-63N-11W

Type: Custom Boundary



Acres
80.89

Lat. Long.
40.2831, -92.1537

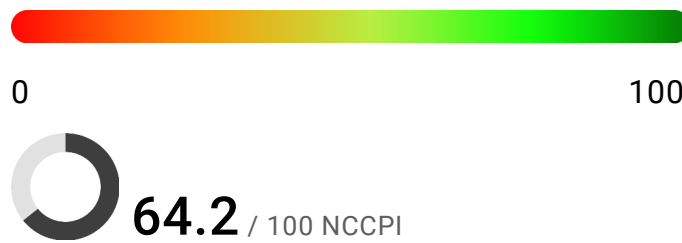
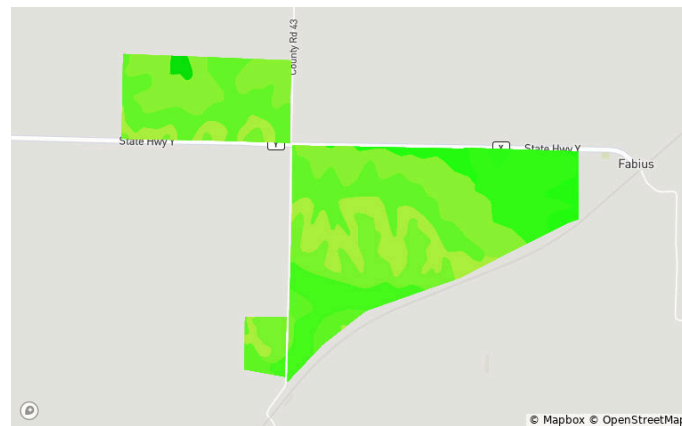
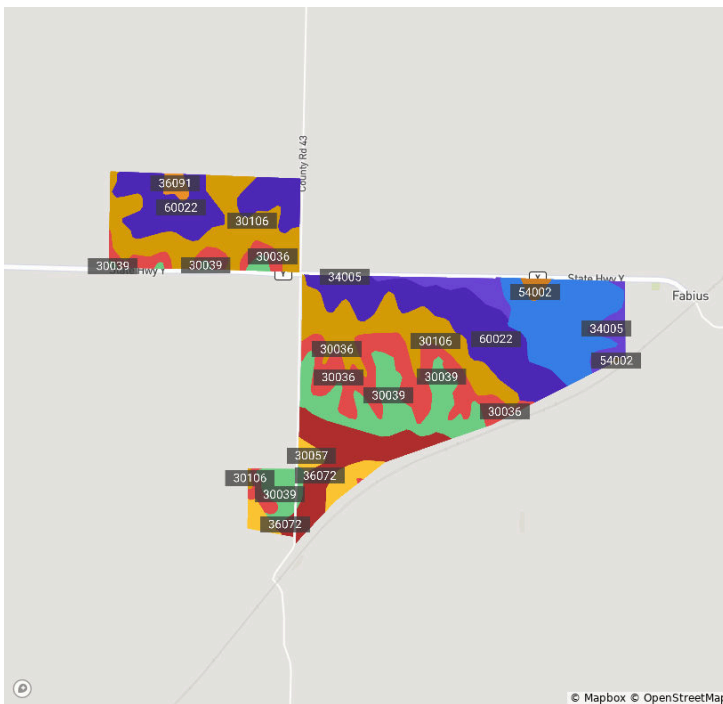
Soils



Knox, MO • Township: Benton

Locations: 08-63N-11W, 07-63N-11W, 06-63N-11W

308.76 acres, 5 selections



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	73.8	23.9%	3e	—	60.5
30106	Kilwinning silt loam, 1 to 5 percent slopes	65.8	21.3%	3e	—	65.5
30036	Armstrong loam, 5 to 9 percent slopes	46.2	14.9%	3e	—	55.6
30039	Armstrong loam, 9 to 14 percent slopes, eroded	37.3	12.1%	4e	—	62.9
54000	Chariton silt loam, 0 to 2 percent slopes, rarely flooded	35.0	11.3%	3w	—	72.6
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	24.8	8.0%	3w	—	69.9
34005	Gifford silt loam, 2 to 5 percent slopes, rarely flooded	12.4	4.0%	2e	—	75.1
30057	Gara loam, 14 to 18 percent slopes	9.9	3.2%	6e	—	66.2

Soils



Knox, MO • Township: Benton
Locations: 08-63N-11W, 07-63N-11W, 06-63N-11W

308.76 acres, 5 selections

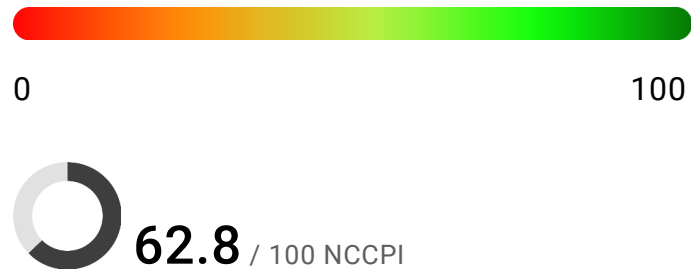
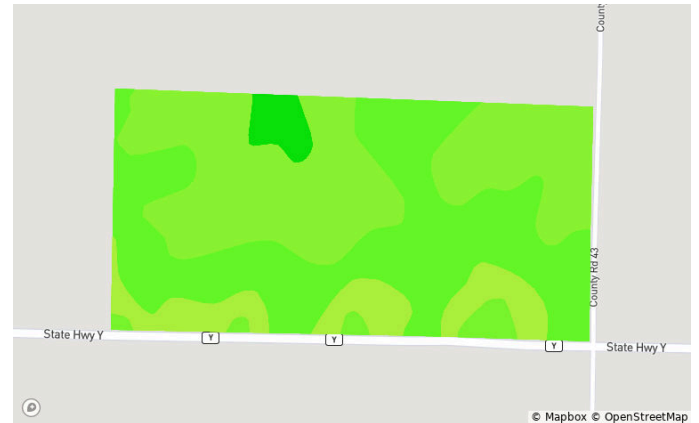
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
● 36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	2.1	0.7%	3w	—	83.2
● 54002	Gifford silt loam, 5 to 9 percent slopes, rarely flooded	1.8	0.6%	3e	—	73.7

Soils by Boundary



Knox, MO • Township: Benton • Location: 06-63N-11W

76.46 acres, selection 1 (of 5)



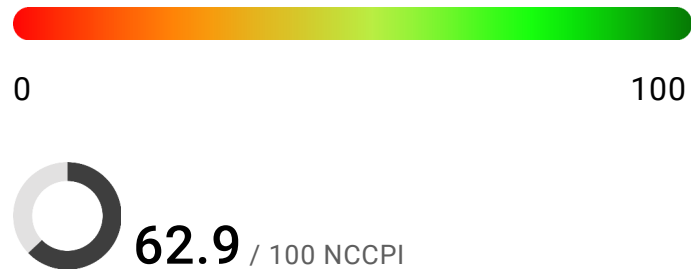
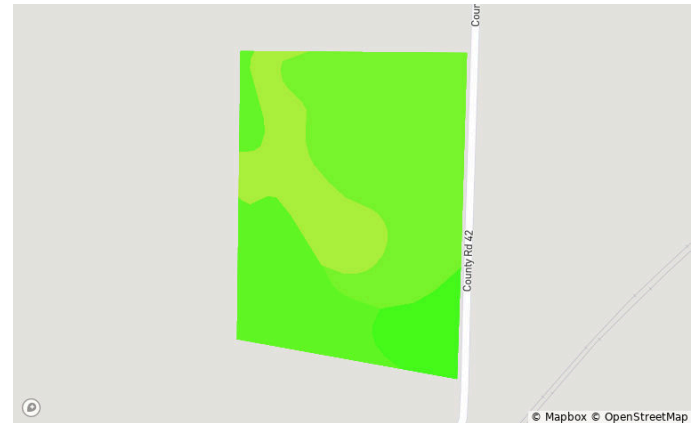
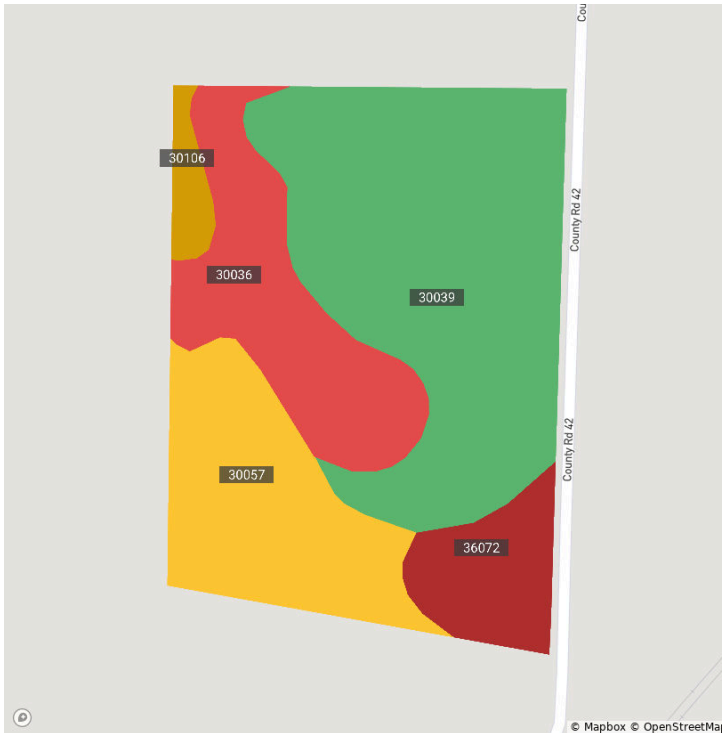
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
30106	Kilwinning silt loam, 1 to 5 percent slopes	32.6	42.5%	3e	—	65.5
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	31.6	41.2%	3e	—	60.5
30036	Armstrong loam, 5 to 9 percent slopes	8.6	11.2%	3e	—	55.6
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	2.1	2.8%	3w	—	83.2
30039	Armstrong loam, 9 to 14 percent slopes, eroded	1.8	2.3%	4e	—	62.9

Soils by Boundary



Knox, MO • Township: Benton • Location: 07-63N-11W

12.50 acres, selection 2 (of 5)



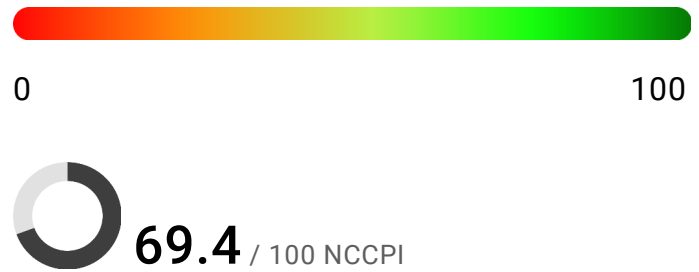
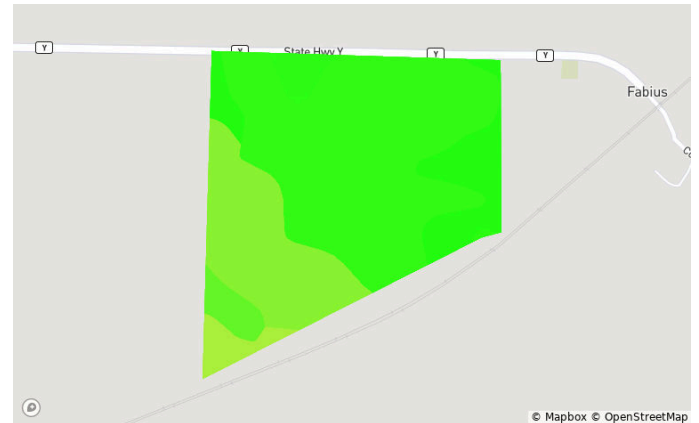
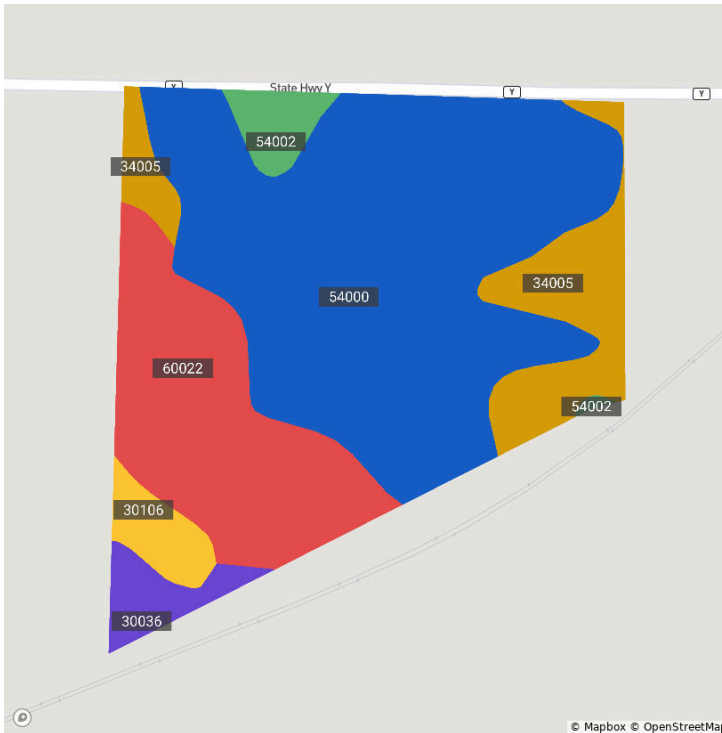
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
30039	Armstrong loam, 9 to 14 percent slopes, eroded	6.0	47.6%	4e	—	62.9
30057	Gara loam, 14 to 18 percent slopes	2.7	21.4%	6e	—	66.2
30036	Armstrong loam, 5 to 9 percent slopes	2.5	19.6%	3e	—	55.6
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	1.1	8.8%	3w	—	69.9
30106	Kilwinning silt loam, 1 to 5 percent slopes	0.3	2.5%	3e	—	65.5

Soils by Boundary



Knox, MO • Township: Benton • Location: 08-63N-11W

61.95 acres, selection 3 (of 5)



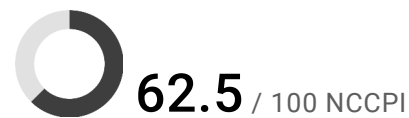
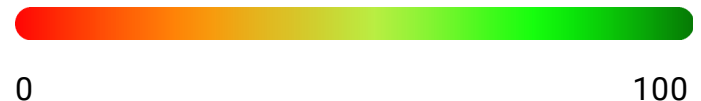
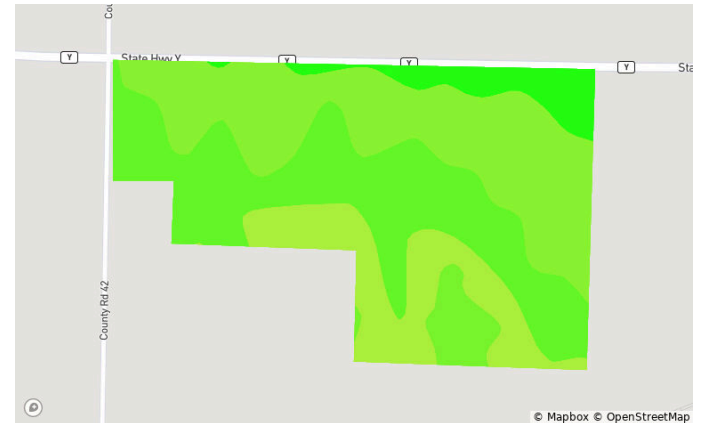
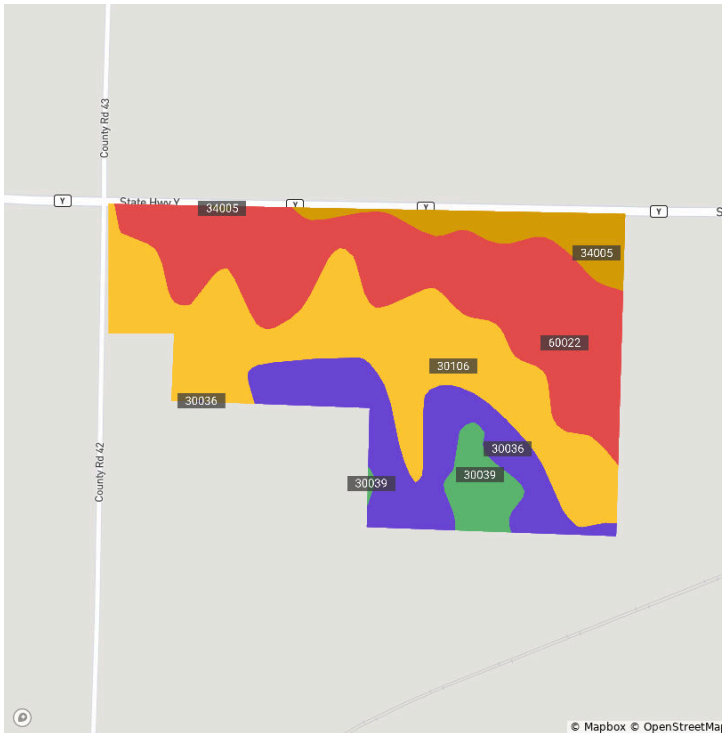
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
● 54000	Chariton silt loam, 0 to 2 percent slopes, rarely flooded	35.0	56.5%	3w	—	72.6
● 60022	Leonard silt loam, 1 to 6 percent slopes, eroded	13.9	22.4%	3e	—	60.5
● 34005	Gifford silt loam, 2 to 5 percent slopes, rarely flooded	7.3	11.8%	2e	—	75.1
● 30036	Armstrong loam, 5 to 9 percent slopes	2.0	3.3%	3e	—	55.6
● 30106	Kilwinning silt loam, 1 to 5 percent slopes	2.0	3.2%	3e	—	65.5
● 54002	Gifford silt loam, 5 to 9 percent slopes, rarely flooded	1.8	2.9%	3e	—	73.7

Soils by Boundary



Knox, MO • Township: Benton • Location: 08-63N-11W

76.95 acres, selection 4 (of 5)



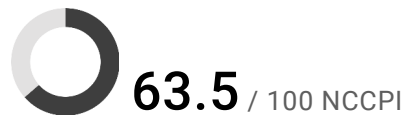
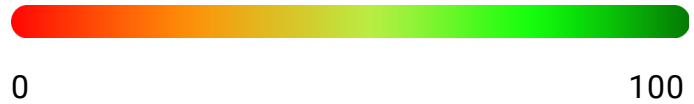
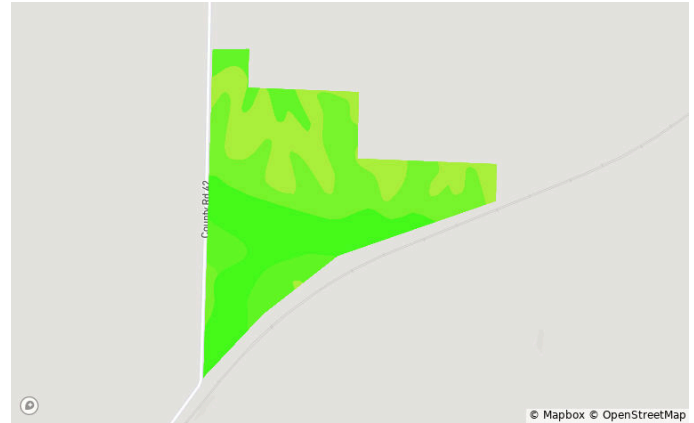
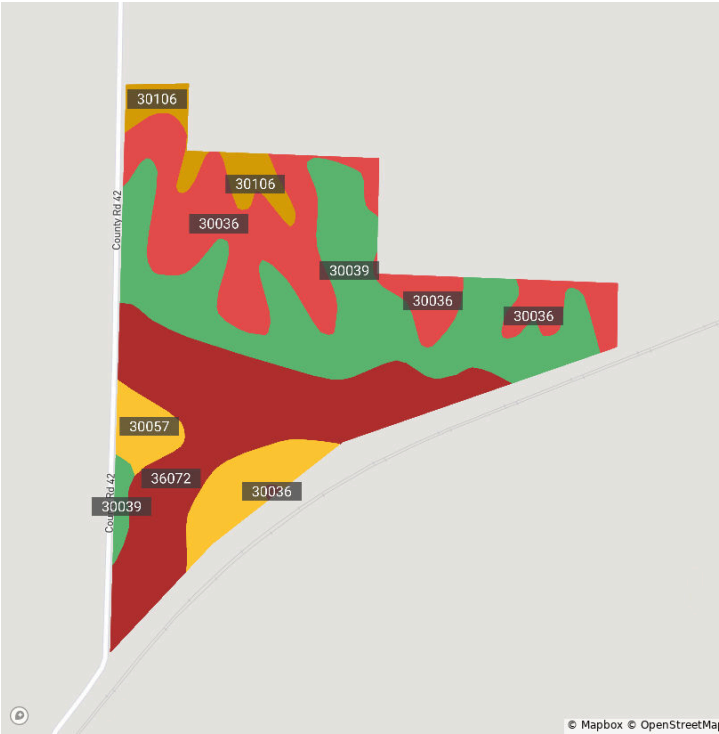
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	28.3	36.8%	3e	—	60.5
30106	Kilwinning silt loam, 1 to 5 percent slopes	27.3	35.4%	3e	—	65.5
30036	Armstrong loam, 5 to 9 percent slopes	13.0	16.9%	3e	—	55.6
34005	Gifford silt loam, 2 to 5 percent slopes, rarely flooded	5.1	6.6%	2e	—	75.1
30039	Armstrong loam, 9 to 14 percent slopes, eroded	3.3	4.3%	4e	—	62.9

Soils by Boundary



Knox, MO • Township: Benton • Location: 08-63N-11W

80.89 acres, selection 5 (of 5)

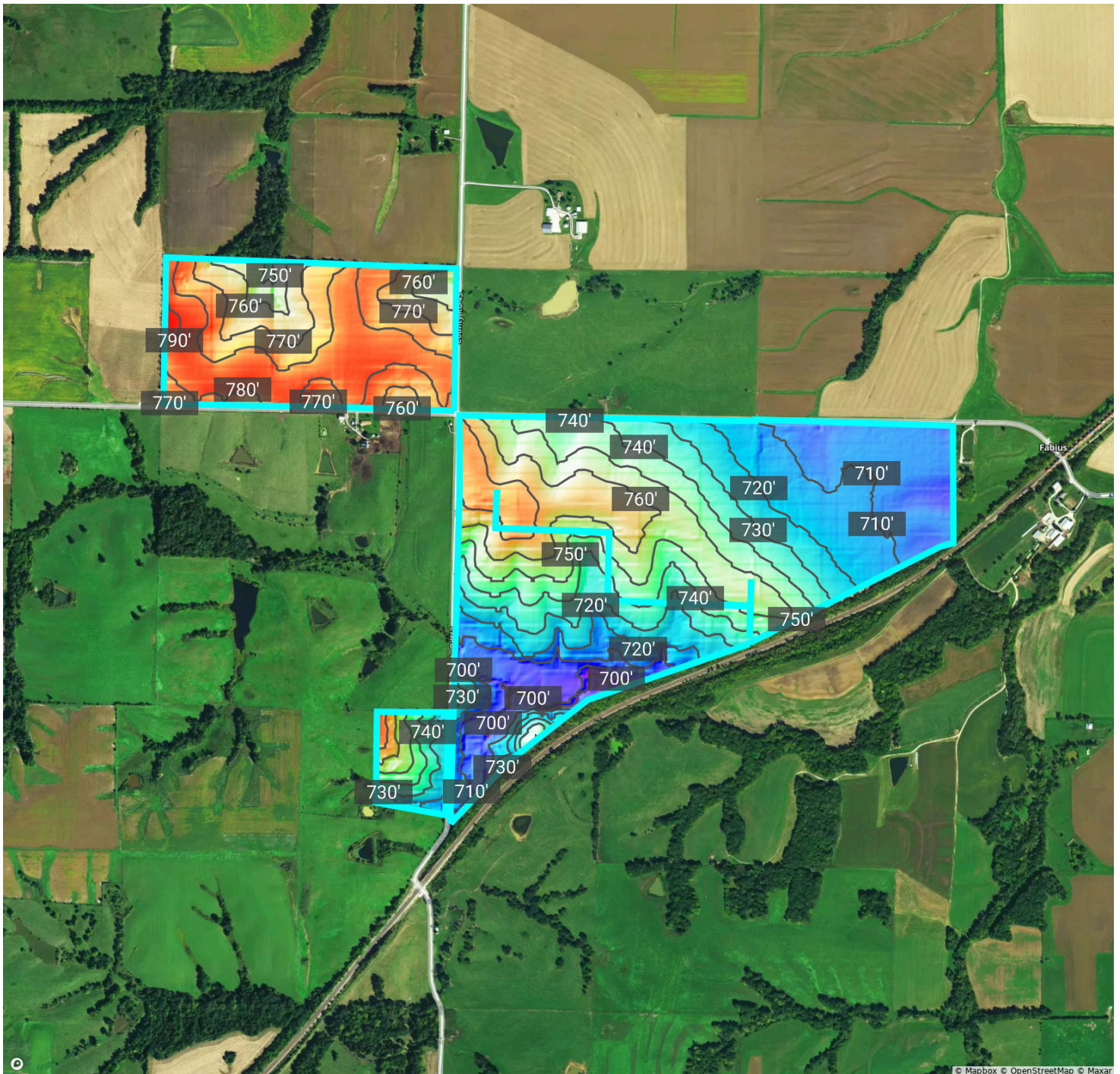


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
30039	Armstrong loam, 9 to 14 percent slopes, eroded	26.2	32.4%	4e	—	62.9
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	23.7	29.3%	3w	—	69.9
30036	Armstrong loam, 5 to 9 percent slopes	20.1	24.9%	3e	—	55.6
30057	Gara loam, 14 to 18 percent slopes	7.2	8.9%	6e	—	66.2
30106	Kilwinning silt loam, 1 to 5 percent slopes	3.7	4.5%	3e	—	65.5

Elevation

Knox, MO • Township: Benton
Locations: 08-63N-11W, 07-63N-11W, 06-63N-11W

308.76 acres, 5 selections



693.2 ft

795.5 ft

Source: USGS 3 Meter Dem

Interval: 10.0 ft

Range: 102.3 ft

Min: 693.2

Max: 795.5

Crop History

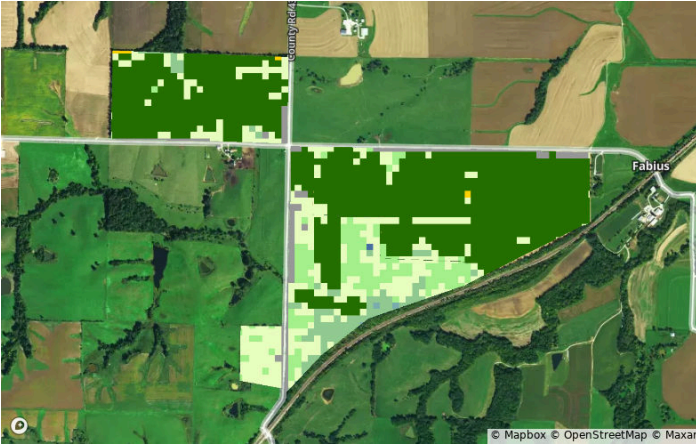


Knox, MO • Township: Benton

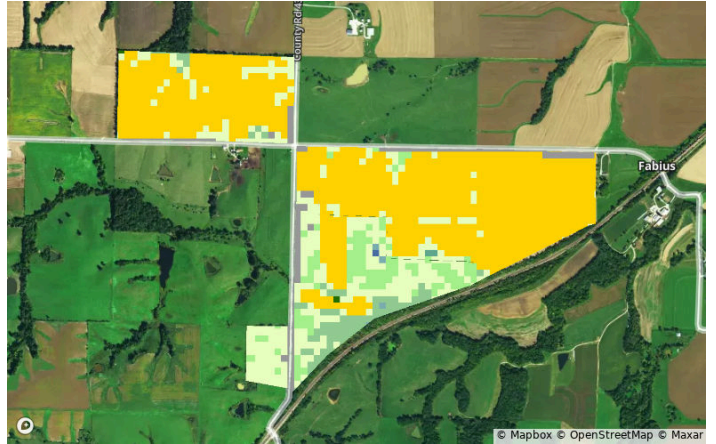
Locations: 08-63N-11W, 07-63N-11W, 06-63N-11W

308.76 acres, 5 selections

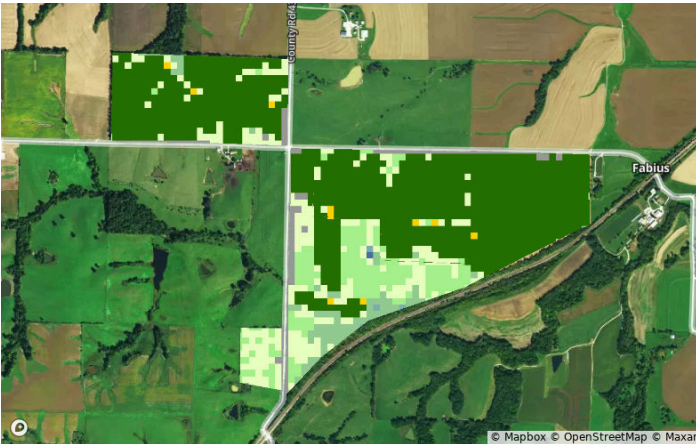
2023



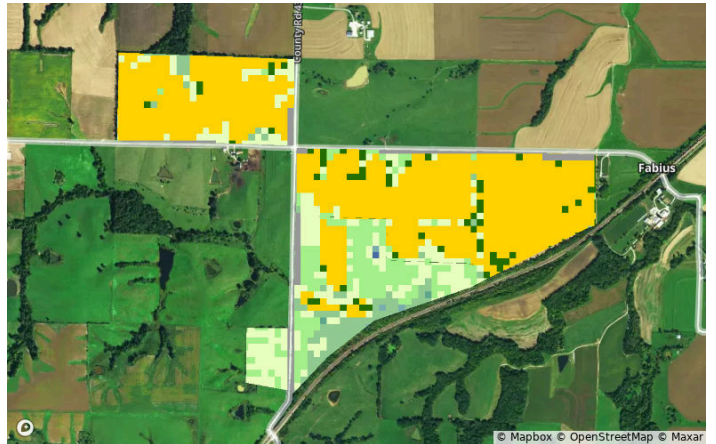
2022



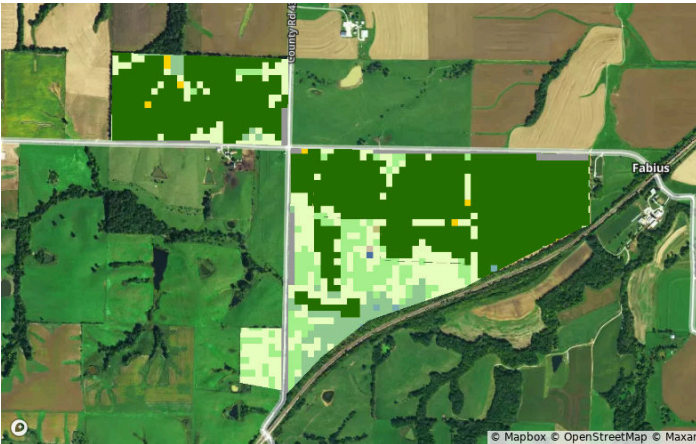
2021



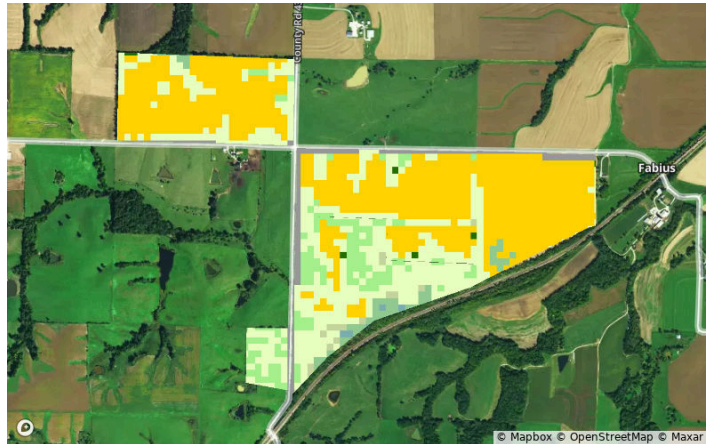
2020



2019



2018



Crop History



Knox, MO • Township: Benton
Locations: 08-63N-11W, 07-63N-11W, 06-63N-11W

308.76 acres, 5 selections

All Selections



Crop	2023	2022	2021	2020	2019	2018
Soybeans	63.2%	0.1%	65.1%	4.5%	61.1%	0.4%
Corn	0.1%	64.0%	0.6%	59.2%	0.5%	52.9%
Grassland/Pasture	20.1%	20.6%	15.6%	16.0%	20.3%	30.5%
Other Hay/Non Alfalfa	8.7%	7.1%	11.1%	11.7%	9.5%	8.5%
Other	8.0%	8.2%	7.6%	8.7%	8.6%	7.7%

Vegetation Index (NDVI)

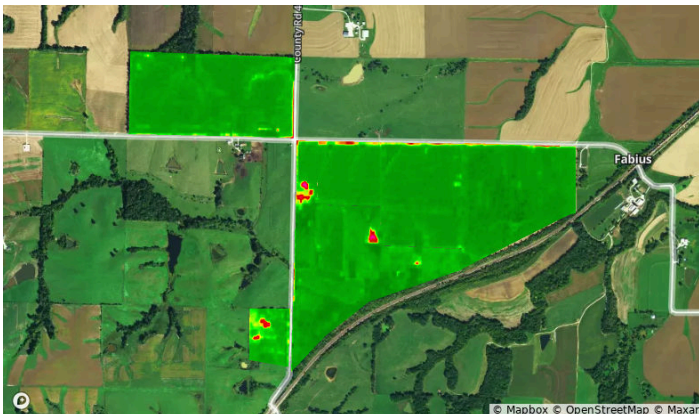


Knox, MO • Township: Benton

308.76 acres, 5 selections

Locations: 08-63N-11W, 07-63N-11W, 06-63N-11W

2024



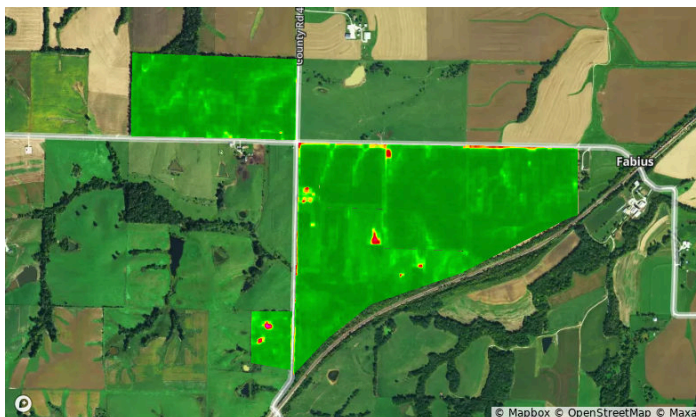
2023



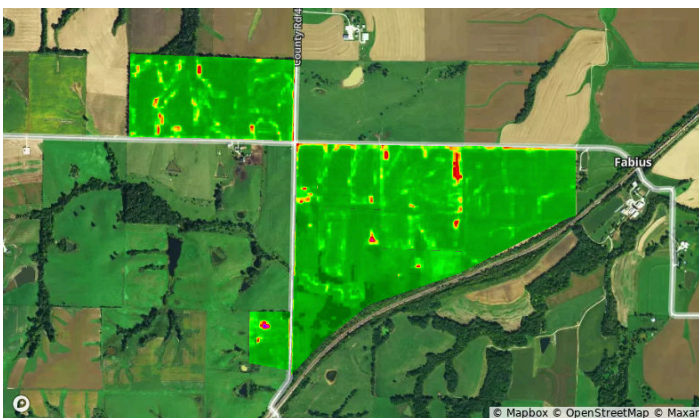
2022



2021



2020



2019



Vegetation Index (NDVI)



Knox, MO • Township: Benton
Locations: 08-63N-11W, 07-63N-11W, 06-63N-11W

308.76 acres, 5 selections

Year	2024	2023	2022	2021	2020	2019
Standard Deviation	4	6	4	4	5	5
Mean	90	92	91	89	87	90
Min	44	41	31	34	13	30
Max	99	100	100	95	100	100

FSA Overview



Knox, MO • Township: Benton
Locations: 08-63N-11W, 07-63N-11W, 06-63N-11W

308.76 acres, 5 selections



CLU		Acres	CLU		Acres	CLU		Acres
1		69.94	4		27.28	7		18.85
2		29.76	5		26.87	8		13.81
3		28.98	6		20.77	9		13.51

FSA Overview



Knox, MO • Township: Benton

308.76 acres, 5 selections

Locations: 08-63N-11W, 07-63N-11W, 06-63N-11W

CLU		Acres
10		8.48
11		7.31
12		6.94
13		6.91
14		4.57
15		3.30
16		2.96
17		2.76
18		2.02
19		2.01
20		1.52
21		1.42

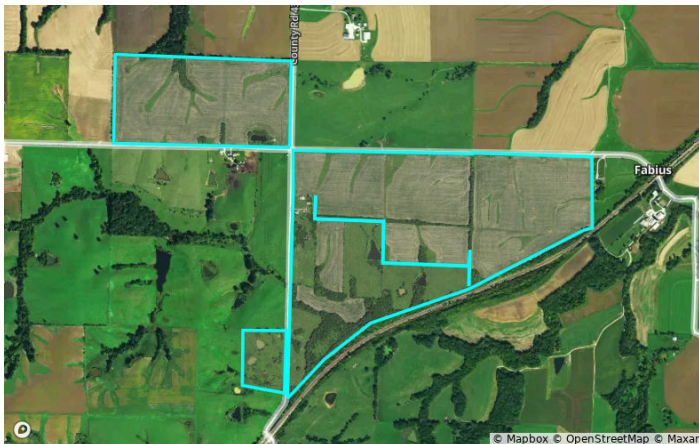
Historical Imagery



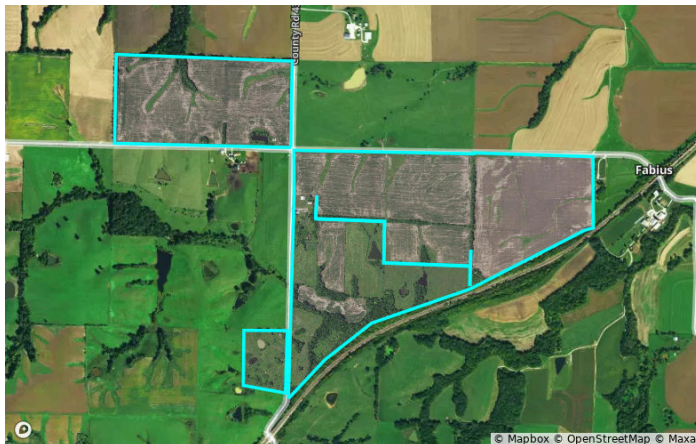
Knox, MO • Township: Benton
Locations: 08-63N-11W, 07-63N-11W, 06-63N-11W

308.76 acres, 5 selections

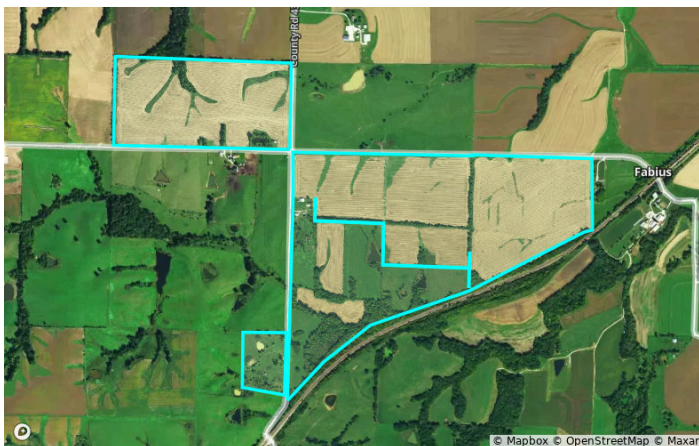
2022



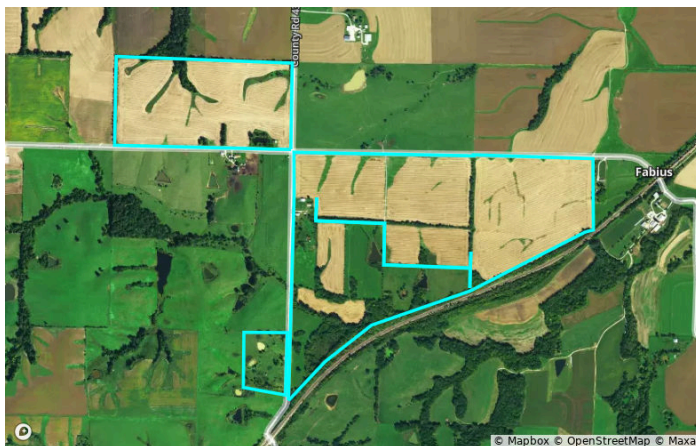
2020



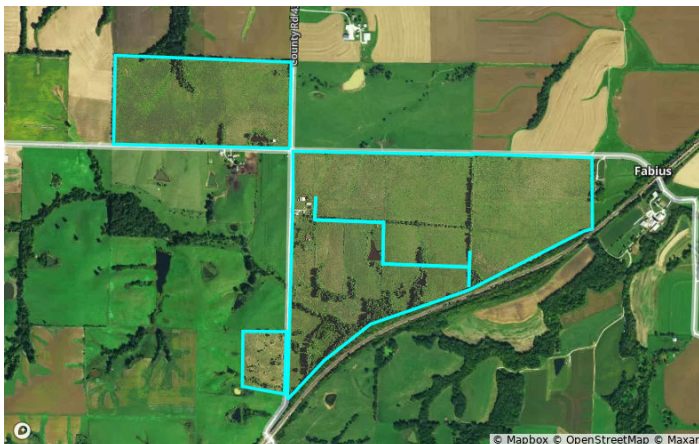
2018



2016



2014



2012

