



Missouri Land and Farm
 Brookfield, MO — 660.258.3185
 Contact: Jeffrey Quinn, Broker
 cell: 660.734.3925
 email: Mo.Farms@Yahoo.com



#05-105-00: Farms & Ranches - ag production -- Sold

Brunswick, MO 65236 (Carroll County)

105 acres 100% Tillable, 4.9% Return, \$25,800 income Premium Row Crop, Grand River Bottom — Price: \$525,000

This 105 acre farm features 105 acres tillable and has a cash rent contract for the next 2 years (2013, 2014) of \$25,800. It sits at at the height of the Dewitt Levee Districts Levee. Call today Jeff Quinn 1-660-734-3925

Bedrooms:	Heating:
Baths:	Cooling:
Floor Plan:	Water:
Sq.Ft.:	Sewer:
Walk-in Closets:	Architecture:
Fireplaces:	Const. Materials:
Garage:	Date Built:
Bsmt:	Land: Deer Hunting, Turkey Hunting, Waterfowl Hunting
Roof:	Taxes:
Acres or Lot size: 105.00 m/l	Incorporated:
Appliances/Equipment:	
Other Interior Features:	
Other Exterior Features:	
Misc Features:	
Land Improvements:	
Legal Description:	
Room Size Details:	

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Missouri Land and Farm; Jeffrey Quinn, Broker. 216 North Main Street, Brookfield, MO 64628. Office Ph: 660.258.3185. Email: tamer@shighway.com. Licensed in Missouri.

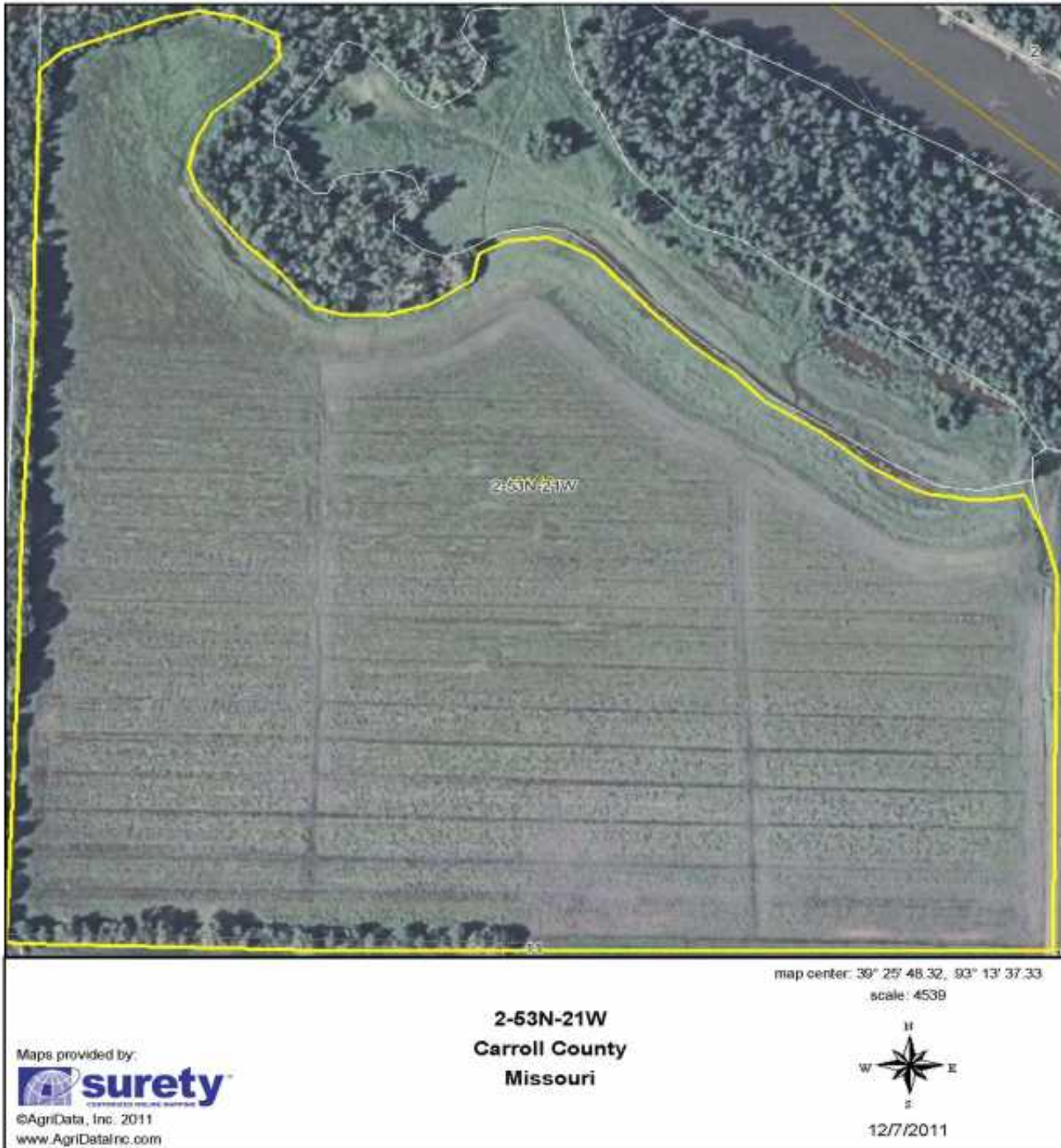


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105.jpg

Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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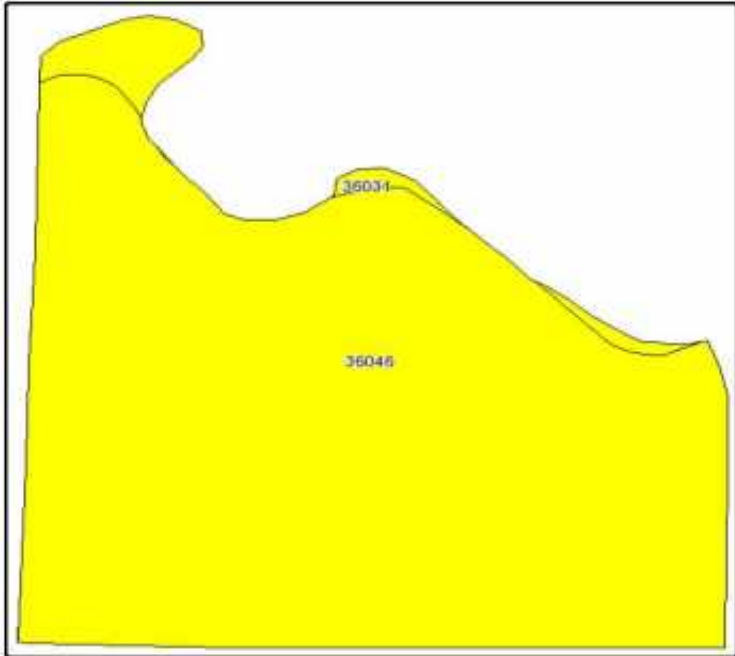


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105 Soil.jpg

Soils Map



State: Missouri
 County: Carroll
 Location: 002-053N-021W
 Township: De Witt
 Acres: 104.4
 Date: 12/7/2011

Fsa borders provided by the Farm Service Agency as of May 23, 2009.
 Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Orchardgrass red clover	Tall fescue	Warm season grasses	Common bermudagrass
36046	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	100.3	96.1%		IIIw	7	8	8	8
36031	Nodaway silt loam, 0 to 2 percent slopes, frequently flooded	4.1	3.9%		IIIw	9	8	10	8
Weighted Average						7.1	8	8	8



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