



MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

102.5 ACRE SULLIVAN CO. CRP FARM – 8 ACRE LAKE!!!

Jolly Rd, Newtown, MO 64667

Sullivan County

\$502,250



CONTACT:

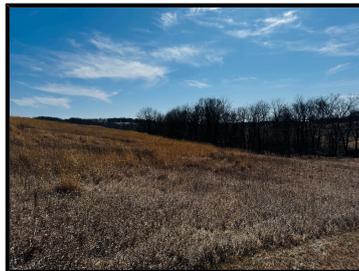


JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



If you've been dreaming of a private retreat where adventure and relaxation meet, then look no further than this stunning 102.5-acre property in Sullivan County, Missouri. Whether you're an avid outdoorsman or just looking for a peaceful escape, this land offers an endless array of opportunities to explore. From hunting and fishing to camping and UTV riding, this getaway has something for everyone, making it the ultimate recreational paradise.

One of the standout features of this property is the beautiful, 8-acre (approx) lake nestled right in the heart of the farm. Picture this: a serene, private lake perfect for fishing, swimming, or simply unwinding by the water's edge. Lakes like this are rare, especially one that's already established and full of life. The current owner reports the lake is teeming with Crappie, Bass, and Bluegill, with some impressive catches in the 3-5 lb range for Bass and 11-13" Crappie. Not only that, but the lake's depth ranges from 20-25 feet, ensuring it's well-maintained and offers great conditions for fishing throughout the year. If you're a fan of water-based recreation, it's hard to imagine a more perfect spot.

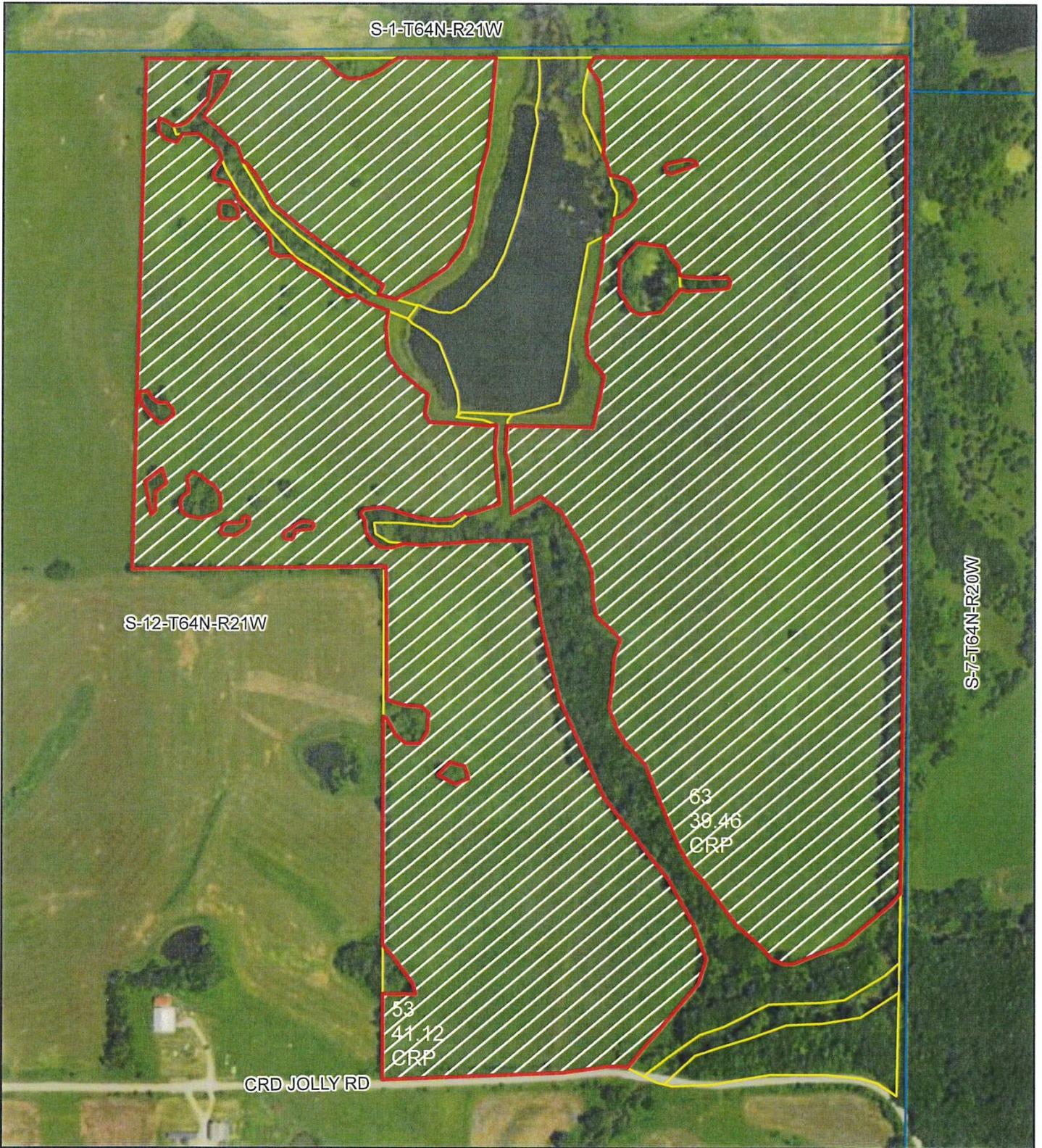
The land itself features a mix of open acres and rolling topography, which provides both scenic views and natural diversity. With 80.58 acres currently enrolled in the Conservation Reserve Program (CP-1), this property is not only a great investment but also a haven for wildlife. The CRP land, which was enrolled in October 2021 and is set to expire in September 2031, offers an annual rental income of \$11,591, or \$143.85 per acre. This area is planted with a combination of cool and warm-season grasses, creating ideal bedding and habitat for local wildlife, making it a dream for hunters and nature enthusiasts alike.

Speaking of hunting, this farm has everything you need to pursue your favorite game. The varied landscape, with its natural drainages and rolling hills, provides perfect travel corridors for Whitetail deer. Whether you're into archery or rifle hunting, you'll find plenty of opportunities to stalk game. There's even evidence of turkeys in the area, with tracks spotted and sightings reported during the property's inspection. For those who are passionate about turkey hunting, a few prescribed burns ahead of the season could make this a prime location. Additionally, with upland game birds likely to call the CRP areas home, you'll have even more hunting options. And if you're into waterfowl, keep an eye on the lake where Swans have been spotted, adding the possibility of seasonal waterfowl hunting opportunities.

With its scenic beauty, diverse landscape, and multiple recreational possibilities, this 102.5-acre property is a rare find at an attractive price of \$4,900 per acre. It's competitively priced, making it an excellent investment for anyone looking for their own personal outdoor paradise.

Ready to make this dream property yours? Call or text Jeff Quinn at 660-734-3925 for more information and to schedule your tour today! Whether you're looking to build your perfect hunting camp, enjoy a weekend getaway, or invest in a recreational property, this Sullivan County gem offers everything you need to live the outdoors lifestyle you've always imagined.

Taxes: 225.83



All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps)

Sullivan Co. FSA

- C = Corn, YEL-GR
- SB = Soybn, COM-GR
- WHT = Wheat, HRW or SRW-GR
- Milo = Sorg, GRS-GR
- GZ = MixFg, LGM or IGS = Pasture
- FG = MixFg, LGM or IGS = Hay
- LS = Grass Left Standing, ILS
- ID = Idle
- *Unless notated as Map

1:3,960

Program Year: 2025

Created: 1/14/2025

Flown: 2020-06-24

- clu
- crp
- plss

Farm 3259
Tract 2941

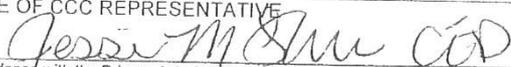


CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 29 211	2. SIGN-UP NUMBER 56
	3. CONTRACT NUMBER 11236A	4. ACRES FOR ENROLLMENT 80.58
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) SULLIVAN COUNTY FARM SERVICE AGENCY 21157 ECHOLS BLVD MILLER, MO 65466	6. TRACT NUMBER	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2021 09-30-2031
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (660) 265-3440	8. SIGNUP TYPE: General	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 143.85	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 11,591.00	A Tract No.	B Field No.	C Practice No.	D Acres	E Total Estimated Cost-Share
9C. First Year Payment	\$	2941	0053	CP1	41.12	\$ 6,168.00
(Item 9C is applicable only when the first year payment is prorated.)		2941	0063	CP1	39.46	\$ 5,919.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)				
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JAMES SPENCER + JIM AND KAREN SPENCER FAMILY TRUST 5513 CLARET KANSAAS CITY, MO 64115, MO	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 04/06/2022
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JIM AND KAREN SPENCER FAMILY TRUST 6550 CLARET KANSAAS CITY, MO 64152-6086	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 04/06/2022
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE 	B. DATE (MM-DD-YYYY) 4/21/22
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

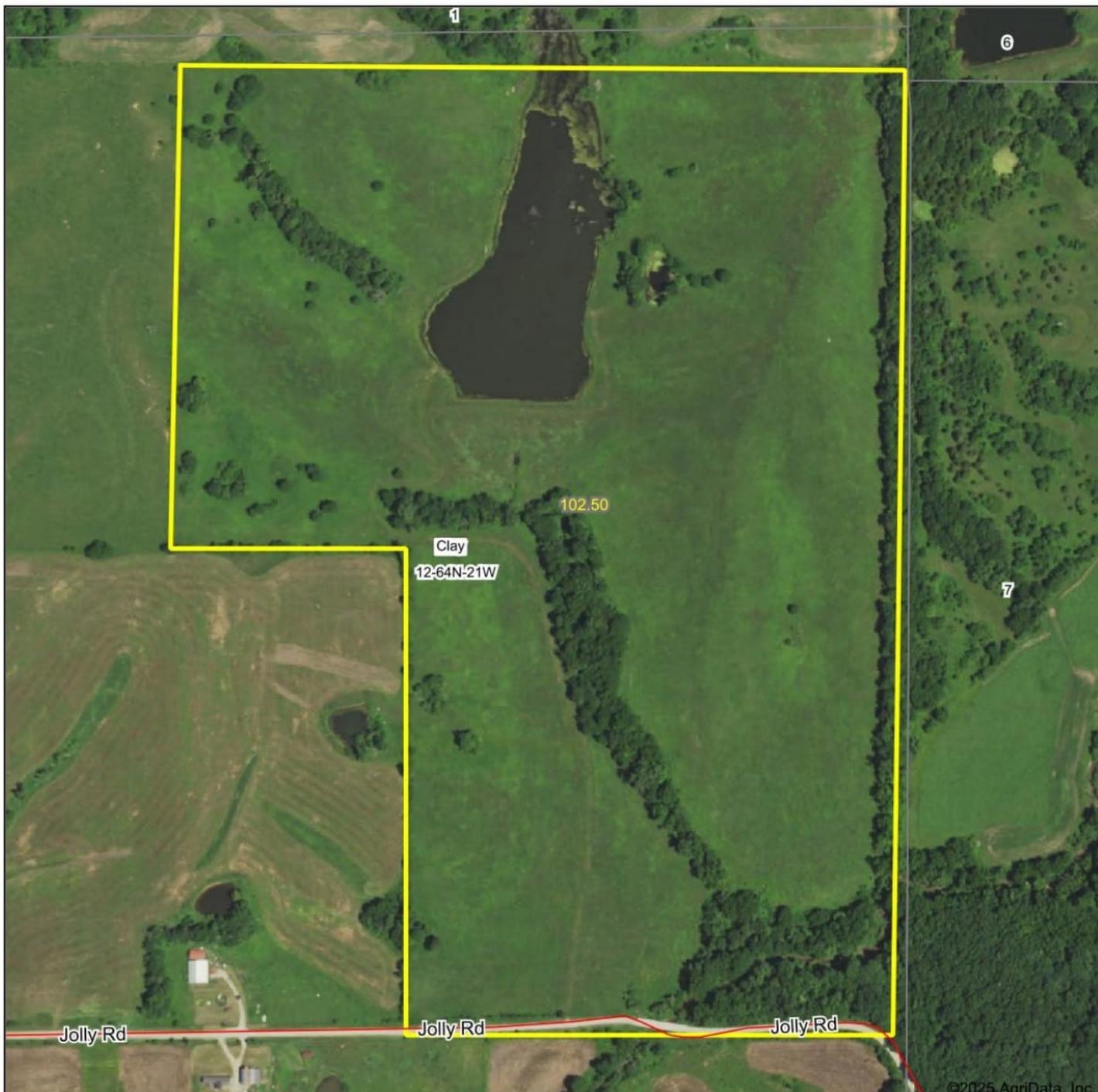
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Midas-✓
CARS-✓
AGI-✓

RECEIVED APR 18 2022

Aerial Map



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Boundary Center: 40° 22' 2.43, -93° 11' 57.62



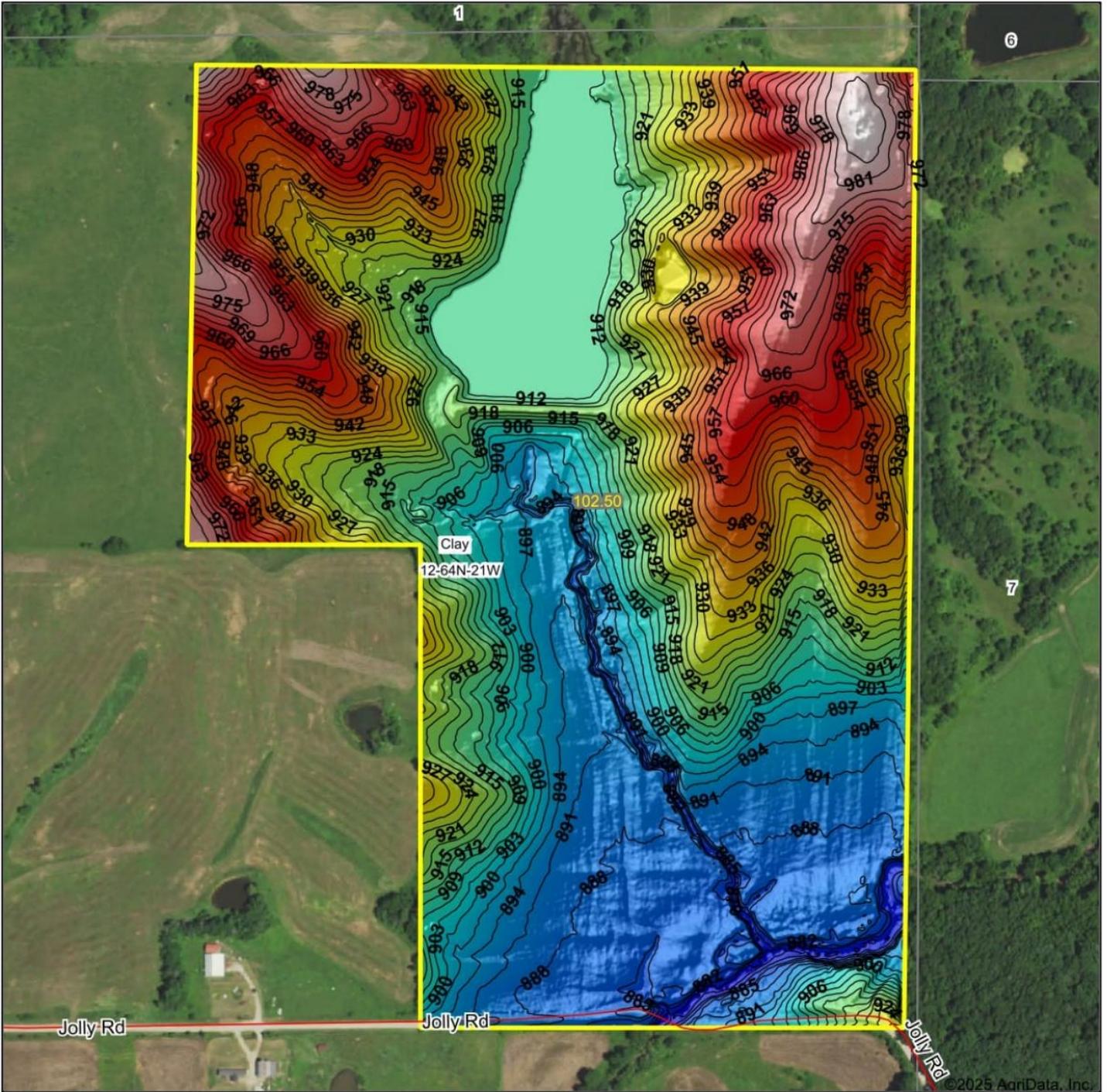
12-64N-21W
Sullivan County
Missouri



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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3/12/2025

Topography Hillshade



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 874.3
 Max: 987.2
 Range: 112.9
 Average: 923.5
 Standard Deviation: 27.69 ft

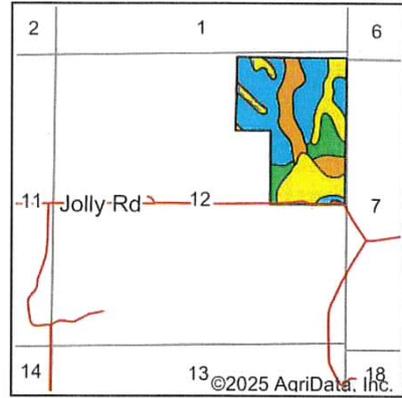
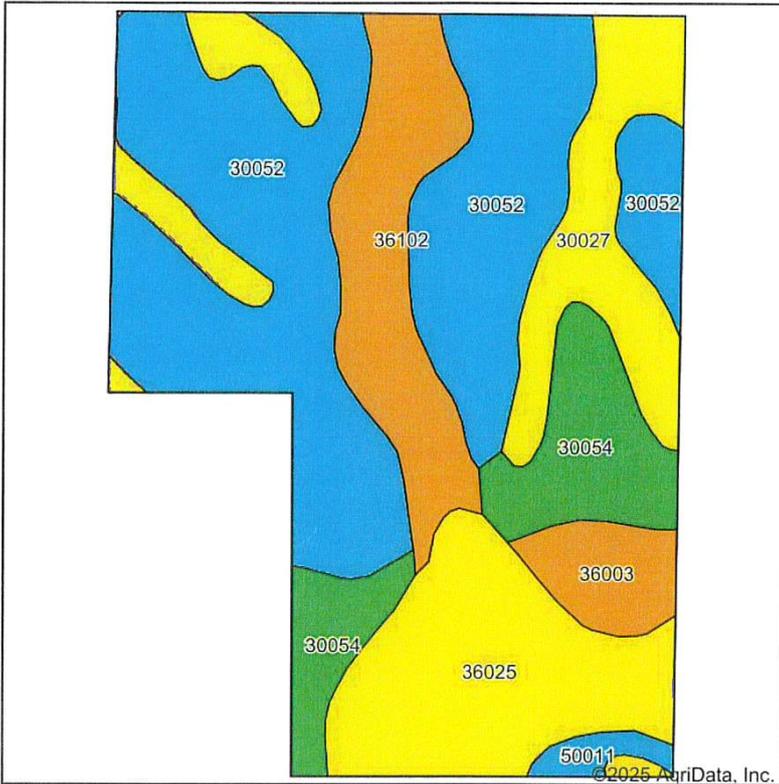


12-64N-21W
 Sullivan County
 Missouri

Boundary Center: 40° 22' 2.43, -93° 11' 57.62



Soils Map



State: **Missouri**
 County: **Sullivan**
 Location: **12-64N-21W**
 Township: **Clay**
 Acres: **102.5**
 Date: **3/12/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO211, Soil Area Version: 27

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
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	43.25	42.3%		Vle							42
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	16.23	15.8%		Illw	5	8	7	6	6	8	45
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	14.25	13.9%		Ille							41
36102	Zook silty clay loam, 1 to 5 percent slopes, rarely flooded	12.23	11.9%		llw							67
30054	Gara clay loam, 9 to 14 percent slopes, eroded	11.00	10.7%		Ive							47

Soils data provided by USDA and NRCS.

Maps Provided By:



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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
36003	Arbela silt loam, 0 to 2 percent slopes, occasionally flooded	3.99	3.9%		Ilw							77
50011	Winnegan loam, 20 to 35 percent slopes	1.24	1.2%		Vle	5	7	6	7	6	7	10
30100	Keswick loam, 5 to 9 percent slopes, eroded	0.31	0.3%		Ille	5	7	6	7	6	7	49
Weighted Average					4.25	0.9	1.4	1.2	1.1	1	1.4	*n 46.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

