



# MISSOURI Land & Farm

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

**133 Acres Whitetail & Turkey Heaven  
w/Income (Bargain \$3950/Acre) !!!!!!!  
NE High Point Drive, Breckenridge, MO 64625**

Caldwell County

**\$525,350**



## CONTACT:



**JEFFREY QUINN**

Broker

660-734-3925

jquinn@missourilandandfarm.com



**\*\*Take another look\*\* Price Improved - 4 Crossings installed**

This farm is now easily accessible with 4 new crossings installed. 2 with concrete bottoms! There is crossings at both the East and the West ends of the first field allowing access with any wind.

This farm has Potential! To say this place is home to a multiple species of wildlife is an understatement. From the deer standing in the entrance, to the beat down deer trails I followed. The quail running downing the fence line, the ducks on the pond, or the turkey feathers and scratching. This place is for sure full of wildlife.

The owners have not hunted this place in several years; however the cover and CP-38 Safe food plots have been maintained allowing this property to serve as a refuge for the entire area.

The neighboring tracts also run a hunting operation with a quality whitetail deer, and upland bird hunting management plan. With wild birds in the area and the addition of escapee's make this maybe one of the only places I would dare mention upland bird hunting in the state.

The wetlands in the bottom will provide an additional offering of waterfowl hunting for those looking for more out of a place. If your not a waterfowl person don't worry. This habitat only further adds to quality of hunting on this tract as Deer, Turkey, Pheasants and other small game utilize its cover. My deer stand would definitely be in this location. The compatible use agreement states up to 3.4 acres of food plots can be planted in this area as long as they are no larger than 1 acre in size with a 50' buffer between them.

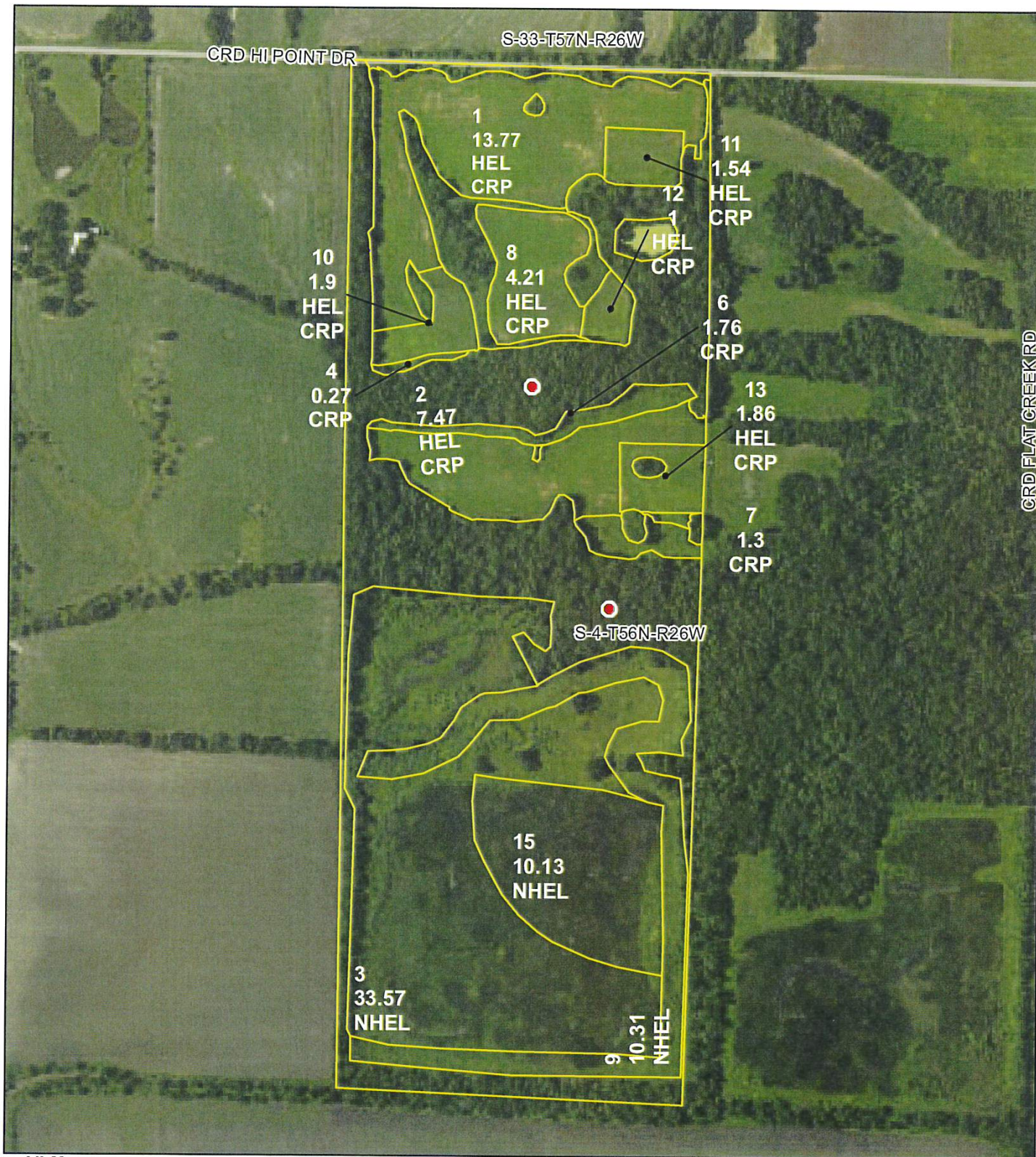
Depending on how one chooses to hunt this farm easily has 7-8 spots one could choose from for bow stands, and 4 tower blind Locations. Check out the trail cam photos!!

As far as income the farm was set up again with upland wildlife in mind. 31.75 acres are currently enrolled into CP-38 Safe - a Missouri Bobwhite Quail Program that requires 1/2 annual food plots and 1/2 fallow. The 31.75 acres pays \$147.59/Acre or \$4686 annually and expires on 9-30-2032. There is another 3.33 acres enrolled into CP21 a continuous sign up program. It pays \$174.14 and acre for an annual payment of \$579 and expires 9-30-26. The two CRP contracts combined bring in an annual income of \$5265.

For more information on this great tract call, or text Jeff Quinn 660-734-3925

Taxes: \$229.88





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) for exact wetland boundaries and determinations, or contact NRCS.

#### Caldwell Co. FSA

WHT= WHEAT SRW GR CORN=CORN YEL GR  
MILO=SORGH GRS GR SOY=SOYBN COM GR  
OATS=OATS SPR GR LS= MIXFG IGS LS  
HAY=MIXFG IGS FG ALF=ALFALFA FG  
GZ= MIXFG IGS GZ TP=GRASS FTA GZ T31  
CCC=COVRC CEG CO CCM= COVRC MIX CO  
All field NI

\*Unless notated on Map

1:6,040

Program Year: 2023

Created: 10/6/2022

Flown: 2022-6-28

clu

crp

plss



Farm 5409  
Tract 1727



<b>CRP-1</b> (07-06-20)		<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		1. ST. & CO. CODE & ADMIN. LOCATION <div style="text-align: center;">29 025</div>	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CALDWELL COUNTY FARM SERVICE AGENCY 23 WEST MAIN ST KINGSTON, MO64650-9174		2. SIGN-UP NUMBER <div style="text-align: center;">47</div>	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (816) 586-2711		3. CONTRACT NUMBER <div style="text-align: center;">11110C</div>	
6. TRACT NUMBER <div style="text-align: center;">1727</div>		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) <div style="text-align: center;">10-01-2015</div> TO: (MM-DD-YYYY) <div style="text-align: center;">09-30-2026</div>	
8. SIGNUP TYPE: Continuous			
<b>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.</b>			
9A. Rental Rate Per Acre      \$ 174.14		10. Identification of CRP Land (See Page 2 for additional space)	
9B. Annual Contract Payment      \$ 579.00		A. Tract No. <div style="text-align: center;">1727</div>	B. Field No. <div style="text-align: center;">4</div>
9C. First Year Payment      \$		C. Practice No. <div style="text-align: center;">CP21</div>	D. Acres <div style="text-align: center;">0.27</div>
(Item 9C is applicable only when the first year payment is prorated.)		<div style="text-align: center;">1727</div>	<div style="text-align: center;">6</div>
<div style="text-align: center;">1727</div>		<div style="text-align: center;">7</div>	<div style="text-align: center;">1.30</div>
<div style="text-align: center;">\$ 22.00</div>		<div style="text-align: center;">\$ 146.00</div>	
<div style="text-align: center;">\$ 108.00</div>		<div style="text-align: center;">\$ 108.00</div>	
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>			
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE <div style="text-align: center;">33.34 %</div>	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE <div style="text-align: center;">33.33 %</div>	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE <div style="text-align: center;">33.33 %</div>	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
<b>12. CCC USE ONLY</b>			B. DATE (MM-DD-YYYY)
A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)

**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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



<b>CRP-1</b> (07-06-20) <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	1. ST. & CO. CODE & ADMIN. LOCATION 29 025	2. SIGN-UP NUMBER 50
	3. CONTRACT NUMBER 11284B	4. ACRES FOR ENROLLMENT 31.75
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CALDWELL COUNTY FARM SERVICE AGENCY 23 WEST MAIN ST KINGSTON, MO64650-9174	6. TRACT NUMBER 1727	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 12-01-2017 TO: (MM-DD-YYYY) 09-30-2032
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (816) 586-2711	8. SIGNUP TYPE: SAFE - Missouri Bobwhite Quail SAFE	

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9A. Rental Rate Per Acre	\$ 147.59	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 4,686.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	1727	1	CP38E-4D	13.77	\$ 1,364.00
(Item 9C is applicable only when the first year payment is prorated.)		1727	2	CP38E-4D	7.47	\$ 740.00
		1727	8	CP38E-4D	4.21	\$ 417.00

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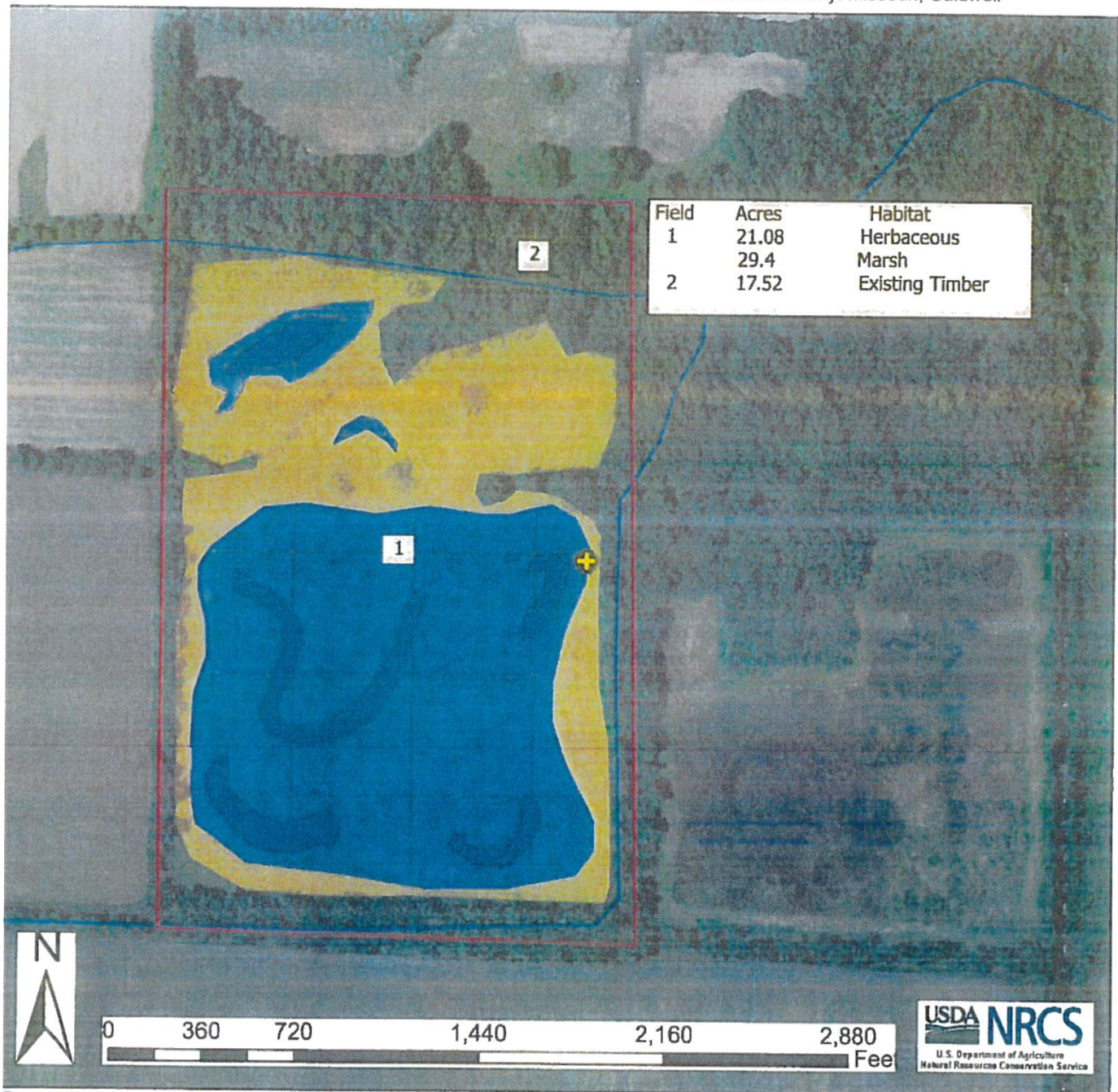


WRP Map  
666424020096L

Date: 8/31/2022

Customer(s): Jennifer and Deron Davis  
Approximate Acres: 68 acres  
Legal Description: S32 T56N R26W

Field Office: Chillicothe  
Agency: USDA-NRCS  
Assisted By: Jeff Folkerts  
State and County: Missouri, Caldwell



+ Agri-Drain

■ Borrow

— As-Built

Habitat

■ Herbaceous

■ Marsh

■ Davis 096L



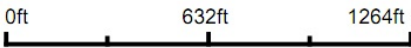


Aerial Map



©2023 AgriData, Inc.

Map Center: 39° 41' 36.68, -93° 49' 31.94

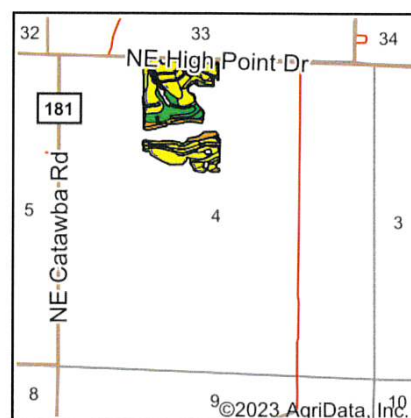
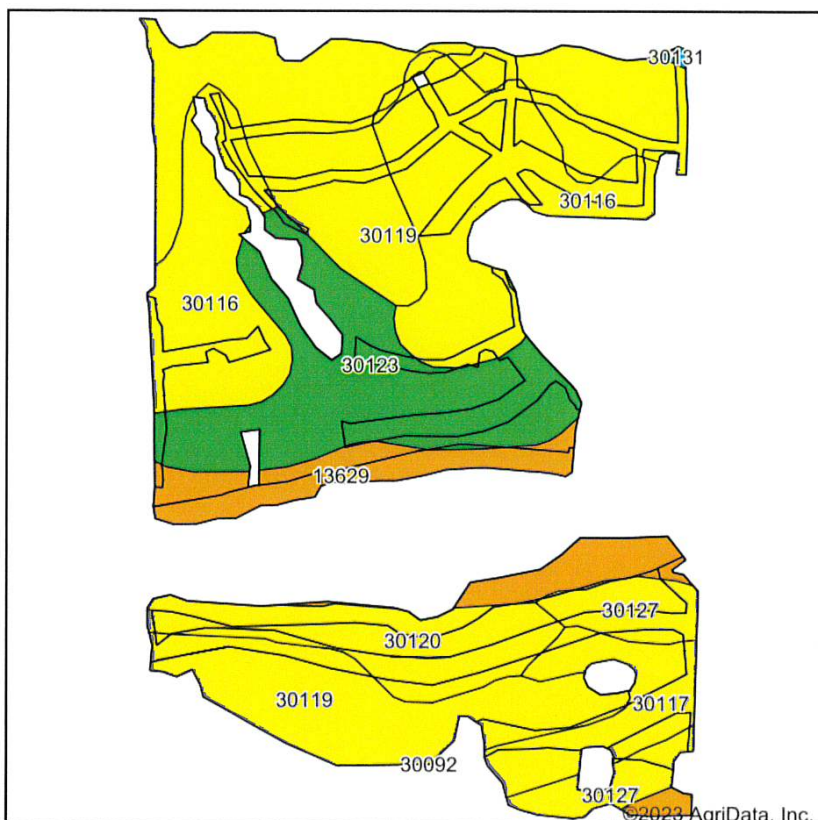


4-56N-26W  
Caldwell County  
Missouri





# Soils Map



State: **Missouri**  
 County: **Caldwell**  
 Location: **4-56N-26W**  
 Township: **Fairview**  
 Acres: **38.45**  
 Date: **3/3/2023**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MO025, Soil Area Version: 25												
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
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	12.69	33.0%		IIle							57
30116	Lagonda silt loam, 2 to 5 percent slopes, eroded	9.20	23.9%		IIle	5	7	7	8	7	8	56
30123	Lagonda silty clay loam, 5 to 9 percent slopes, severely eroded	6.01	15.6%		IVe	5	8	7	8	7	8	43
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	3.14	8.2%		IIw							81
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	3.13	8.1%		IIle	5	8	7	8	7	8	58
30117	Lagonda silt loam, 5 to 9 percent slopes	2.17	5.6%		IIle	5	7	6	8	7	8	67
30127	Lamoni and Adair soils, 5 to 9 percent slopes, eroded	1.92	5.0%		IIle	5	7	6	7	6	7	51
13508	Colo silt loam, 0 to 2 percent slopes, occasionally flooded	0.19	0.5%		IIw			8	7	8	10	68
Weighted Average					3.07	2.9	4.3	4	4.7	4.1	4.7	*n 56.9

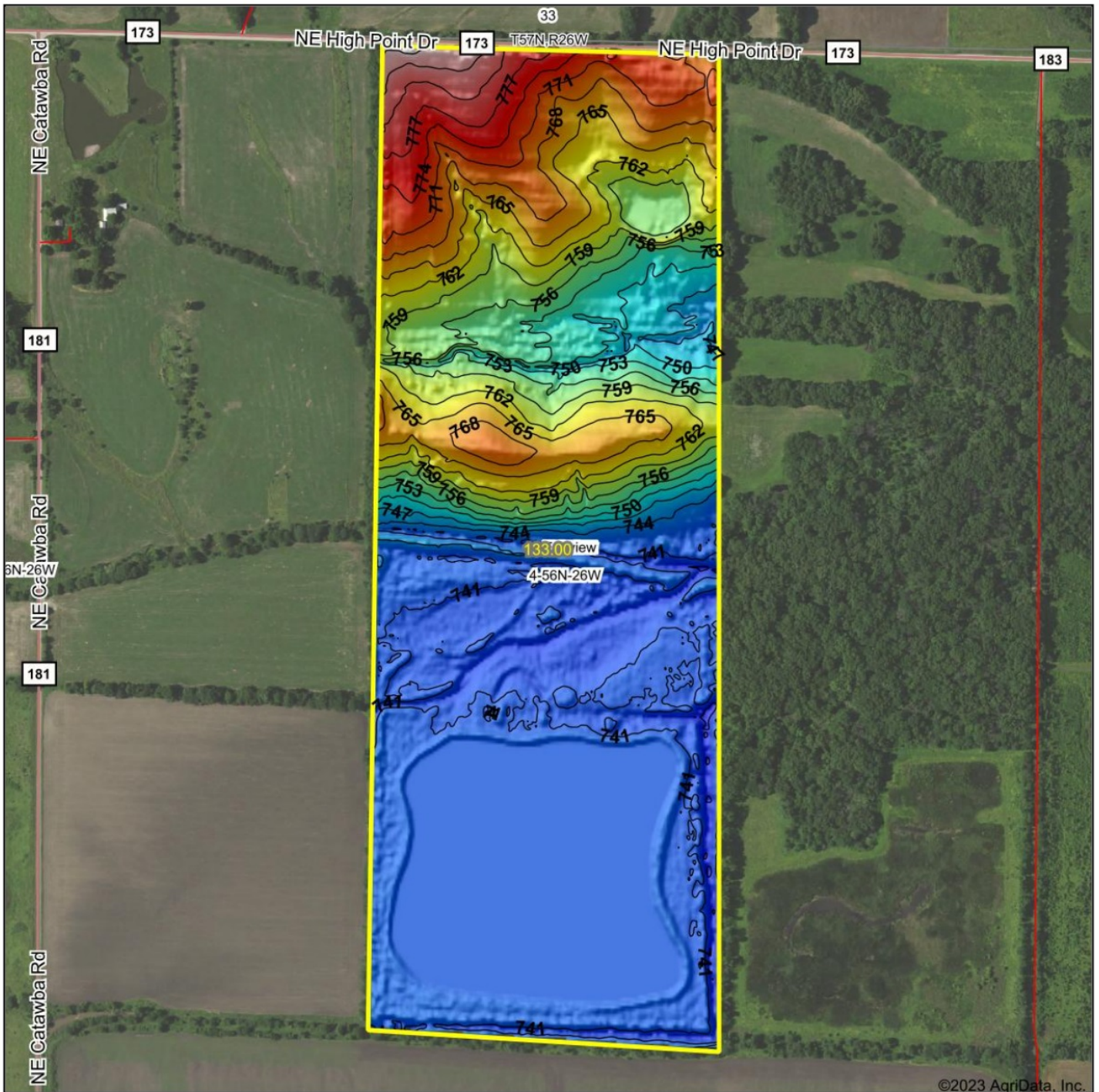
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

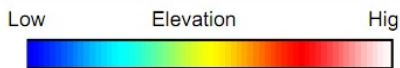
Soils data provided by USDA and NRCS.



# Topography Hillshade



©2023 AgriData, Inc.



Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 737.3  
Max: 788.0  
Range: 50.7  
Average: 751.3  
Standard Deviation: 12.24 ft



3/3/2023

**4-56N-26W**  
**Caldwell County**  
**Missouri**

map center: 39° 41' 33.57, -93° 49' 31.59

Maps Provided By:



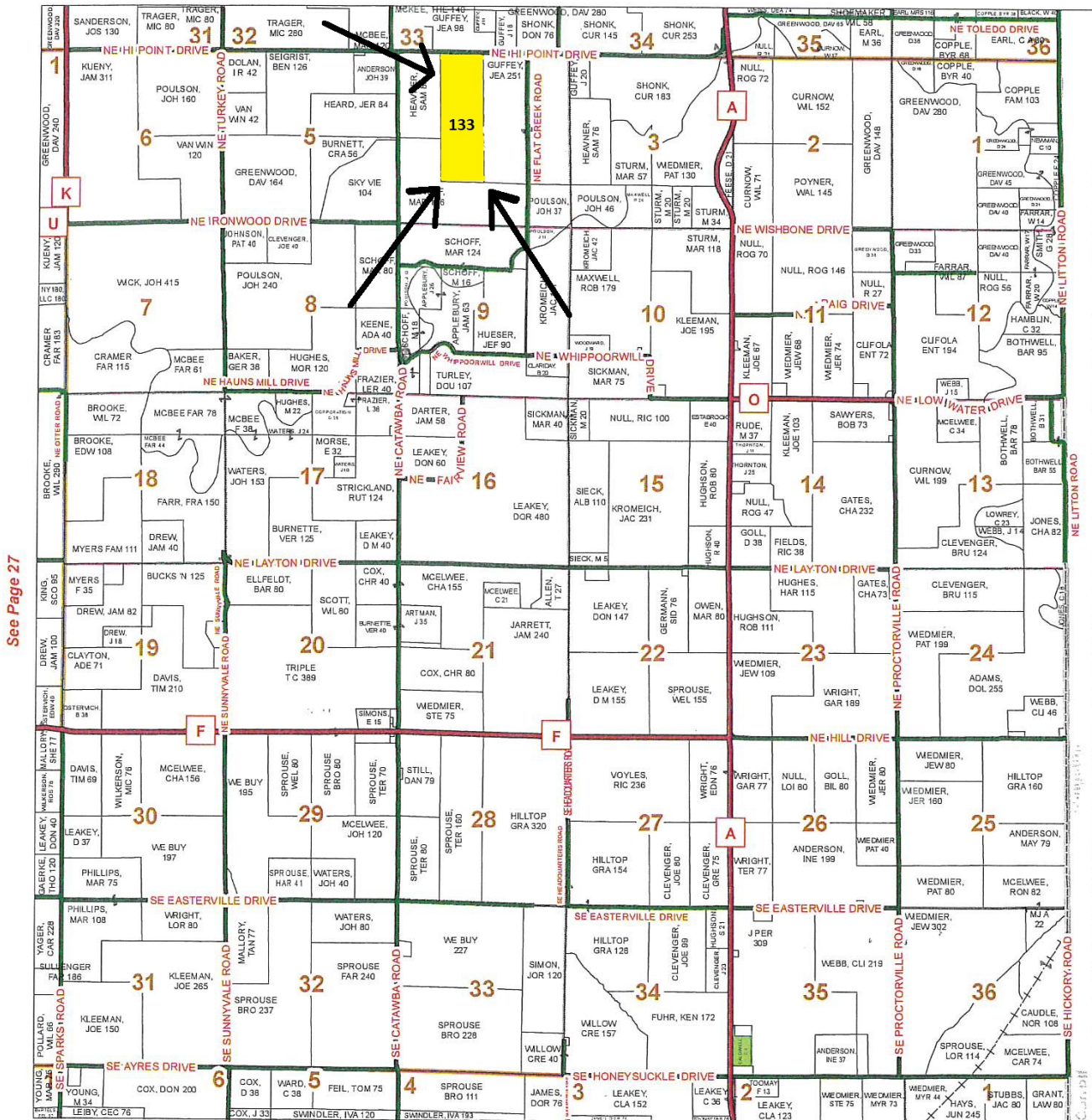
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# T56N-R26W FAIRVIEW TOWNSHIP

See Page 15



See Page 31

**Caldwell County Commission**  
C.R. "Bud" Molsinger - Presiding  
Donnie Cox - Eastern District  
Rex Hilder - Western District

**Data Courtesy Caldwell County Geographic Information System**  
Beverly Alden - Assessor / GIS Manager

Most parcels > 10 ac labeled

© Copyright Caldwell County, MO

*This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.*

**GIS & Map Development By:**

**MIDLAND GIS Solutions**  
www.midlandgis.com

0 1,000 2,000 4,000 Feet  
0 0.25 0.5 0.75 Miles

	R29W	R28W	R27W	R26W
T37N	04	03	02	01
T36N	05	06	07	08
T35N	12	11	10	09

**Legend**

- County Boundary
- City Limits
- Township-Range
- Sections
- Political Township
- Land Ownership
- Subdivisions
- US Highways
- ST Highways
- County Roads
- Dirt Roads
- Lanes
- Rail Roads
- Water
- Land Hooks
- Cemeteries
- Church



