



# MISSOURI Land & Farm

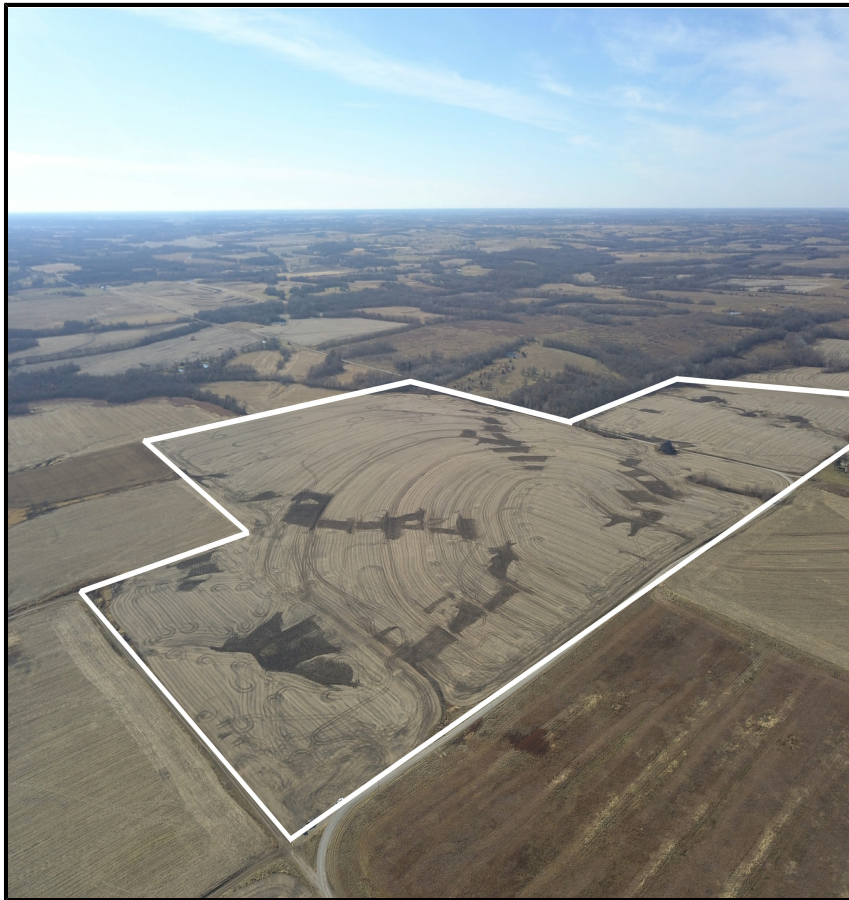
www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

**178 acres 98% Tillable, Quality 2nd Bottom  
and Gentle Terraced hill.**

**Jordan Ave**

**Daviess County**

**\$979,000**



**CONTACT:**



**JEFFREY QUINN**

Broker

660-734-3925

[jquinn@missourilandandfarm.com](mailto:jquinn@missourilandandfarm.com)

When it comes to agricultural investments....not all are created equal.

With 174.5 farmed acres of 178 total; this tract in Daviess County, an incredible 98 % tillable acreage offers maximum return!

This farm boasts terraced improvements and 62 acres of excellent, upper bottom land. Class 2 and 3 soils he helped to make this a consistent yield producer throughout the years.

With close proximity to additional, sizable tracts listed first sale...an investor stands to score a sizable chunk of quality property.

10 Year Corn Average 157 Tillable

10 Year Bean Average 46 Bushel

21.73 Acres of Class II 0-2% upper Bottom Ground Zook Soils

40.35 Acres of Class III 0-2% upper Bottom Ground Bremer Silt Loam Soils

98.39 Acres of class II 2-5% Slope Grundy Silt Loam

14.42 Acres of Class III 5-9% Slope Lamoni soils

More Pics coming soon.

For more information, call Jeff Quinn at 660-734-3925

Taxes: 679.79





All Measurements are  
For FSA Programs Only

Harrison Co. FSA

1:6,440



**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.

C=Com-YEL-GR      ALF=Alfalfa-FG  
 SB=Soybean-COM-GR      AGM=MIXFG-AGM-FG  
 HRW=Wheat-HRW-GR      LGM=MIXFG-LGM-FG  
 SRW=Wheat-SRW-GR      RCH=Clover-Red-FG  
 MILO=Sorgh-GRS-GR      H=MIXFG-IGS-FG  
 O=Oats-SPR-GR      P=MIXFG-IGS-GZ  
 GLS=MIXFG-IGS-LS      TP=Timber Pasture  
 All Fields Are Non-Irrigated  
 \*Unless notated on Map

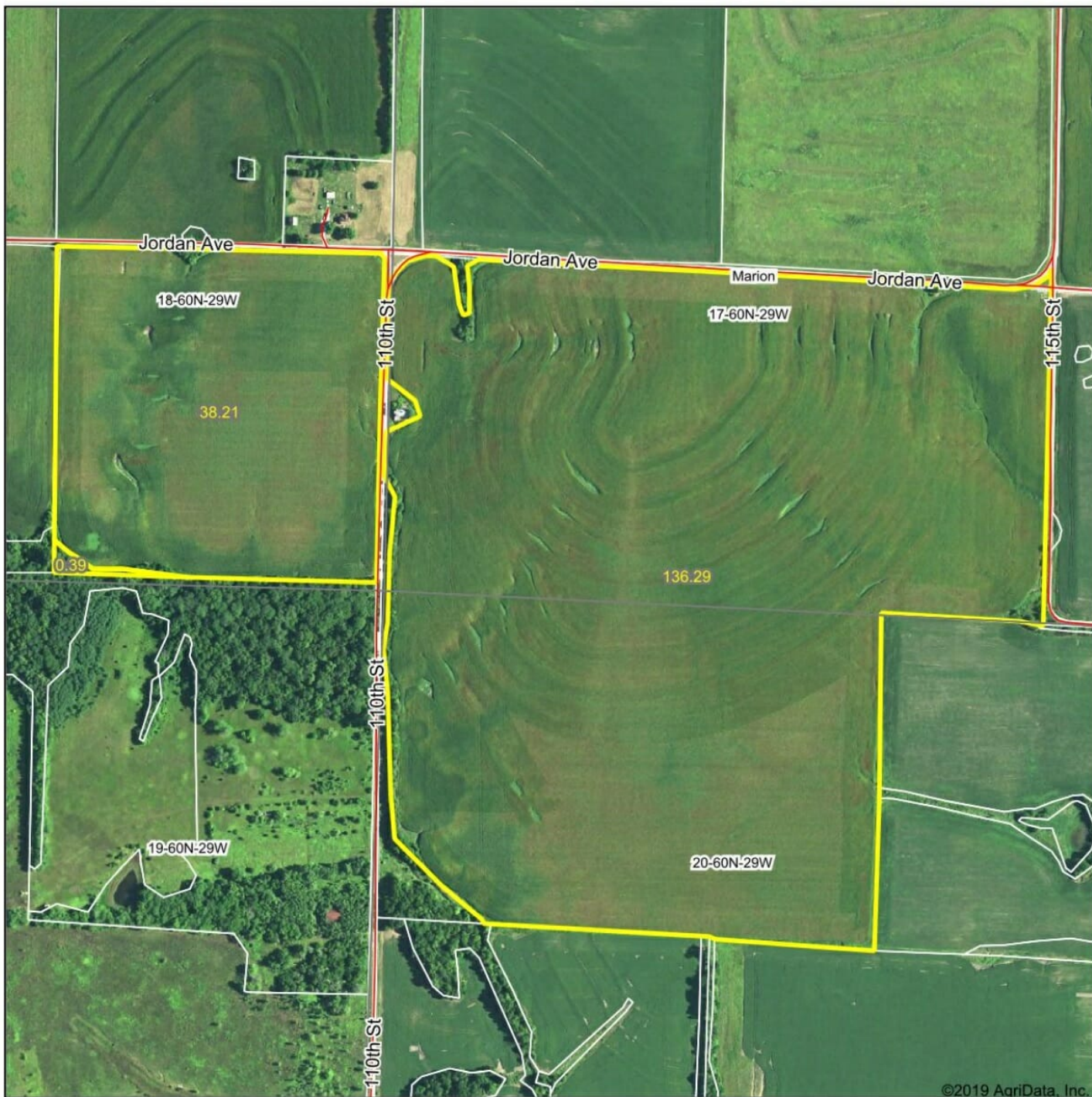
**Program Year: 2020**  
 Created: 10/22/2019  
 Flown: 2018-07-20

- clu
- crp
- plss

**Farm 8114**  
**Tract 6321**



# Aerial Map



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map center: 40° 0' 24.52, -94° 11' 2.48



**17-60N-29W**  
**Daviess County**  
**Missouri**

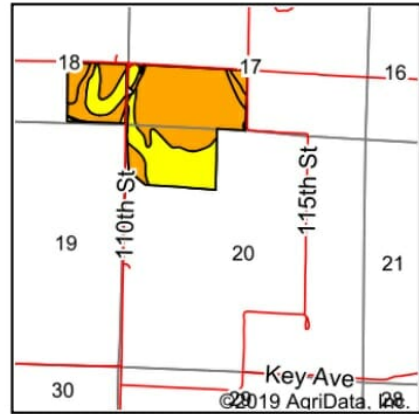
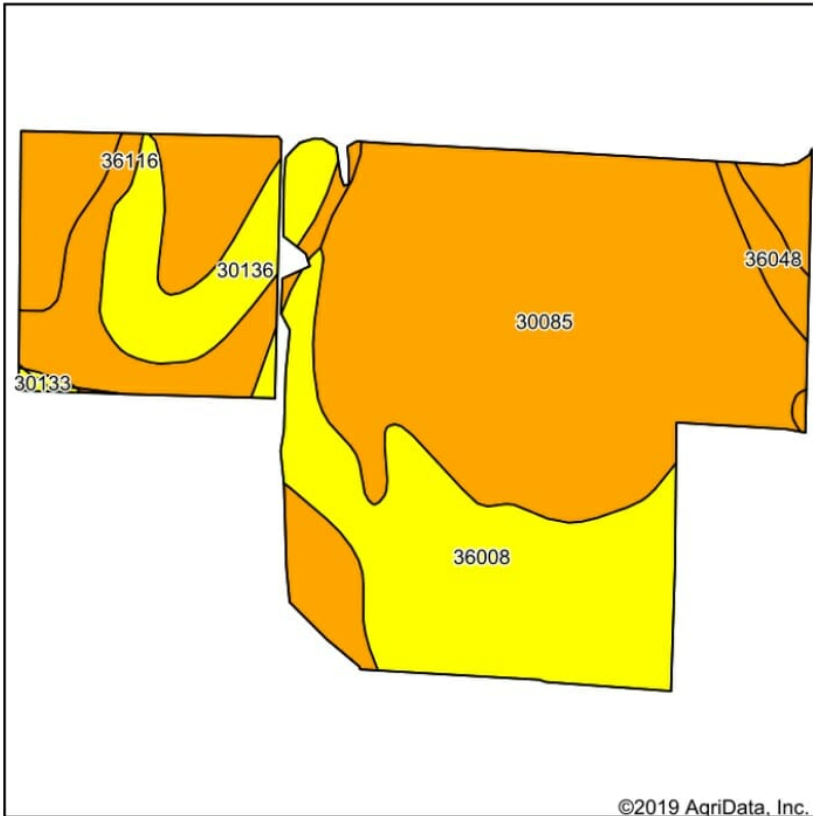


5/20/2019

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



State: **Missouri**  
 County: **Daviess**  
 Location: **17-60N-29W**  
 Township: **Marion**  
 Acres: **174.89**  
 Date: **5/20/2019**

Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: MO061, Soil Area Version: 20													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	*n NCCPI Soybeans	
30085	Grundy silt loam, 2 to 5 percent slopes	98.39	56.3%		lle							64	
36008	Bremer silt loam, 0 to 2 percent slopes, rarely flooded	40.35	23.1%		lllw	8			8		7	8	70
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	18.40	10.5%		llw								64
30136	Lamoni loam, 5 to 9 percent slopes	13.90	7.9%		llle	7	8	8	8	5	8	7	57
36048	Zook silt loam, 0 to 2 percent slopes, occasionally flooded	3.33	1.9%		llw		8		9		7	8	66
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	0.52	0.3%		llle								50
<b>Weighted Average</b>						<b>2.6</b>	<b>0.6</b>	<b>2.7</b>	<b>0.4</b>	<b>2.4</b>	<b>2.6</b>	<b>*n 64.8</b>	

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.







