MISSOURI Land & Farm

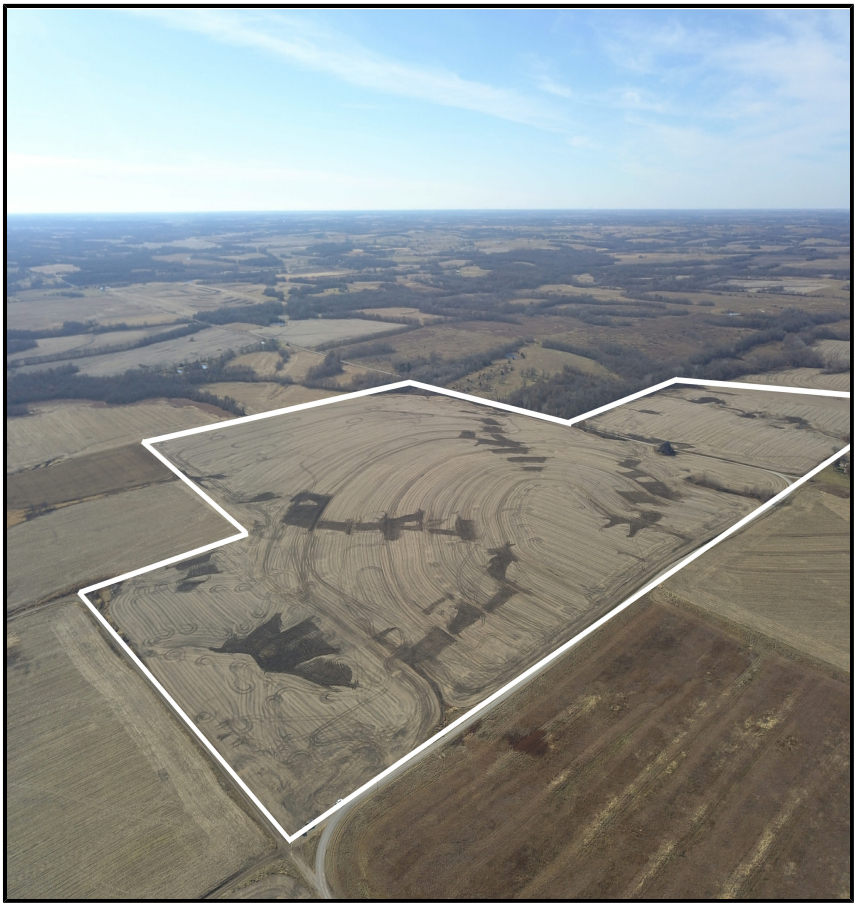
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178 acres 98% Tillable, Quality 2nd Bottom and Gentle Terraced hill.

Jordan Ave

Daviess County

$979,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

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

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.

Harrison Co. FSA

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

1:6,440

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

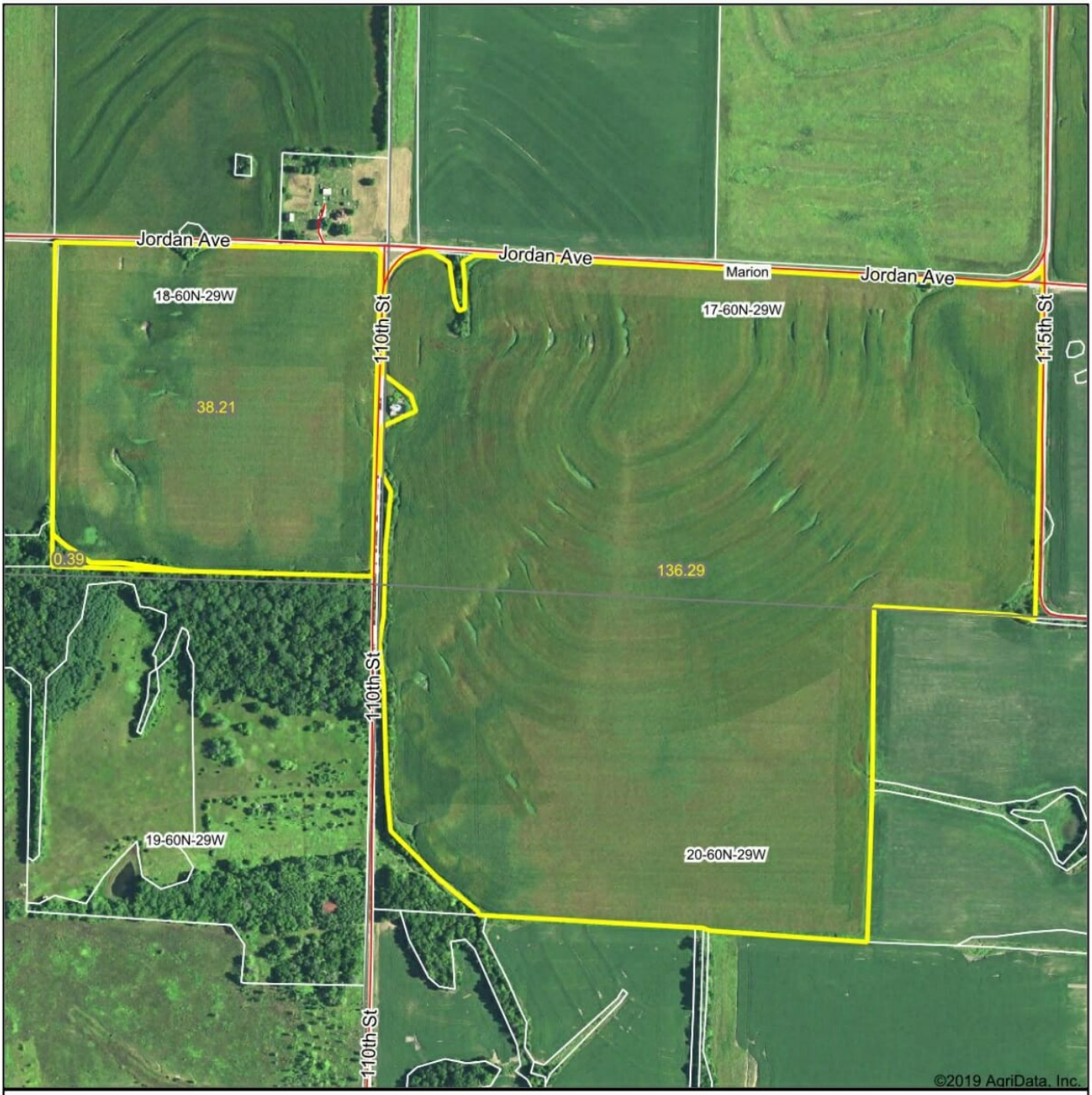
clu
crp
plss

Farm 8114
Tract 6321

FA

FA

Aerial Map



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

0ft 620ft 1240ft

17-60N-29W
Daviess County
Missouri

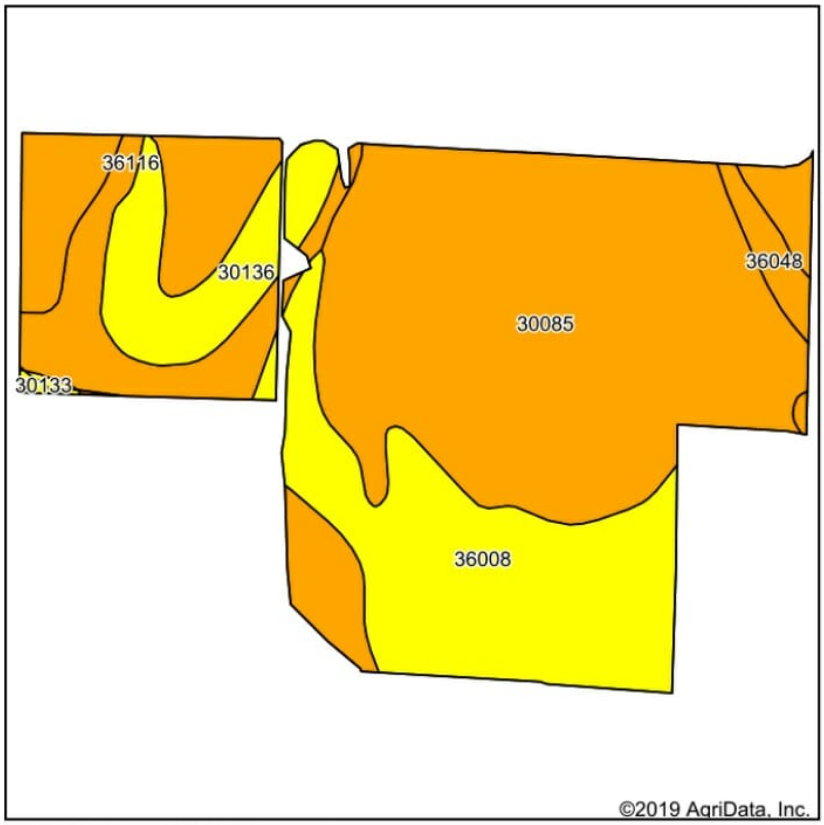
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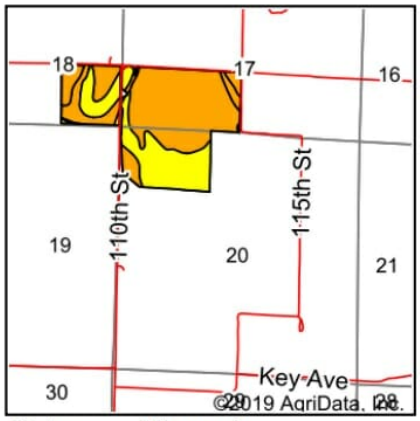
5/20/2019

Maps Provided By:
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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**

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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%		IIe							64
36008	Bremer silt loam, 0 to 2 percent slopes, rarely flooded	40.35	23.1%		IIIw	8		8		7	8	70
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	18.40	10.5%		IIw							64
30136	Lamoni loam, 5 to 9 percent slopes	13.90	7.9%		IIIe	7	8	8	5	8	7	57
36048	Zook silt loam, 0 to 2 percent slopes, occasionally flooded	3.33	1.9%		IIw	8		9		7	8	66
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	0.52	0.3%		IIIe							50
				Weighted Average		**2.6**	**0.6**	**2.7**	**0.4**	**2.4**	**2.6**	***n 64.8**

*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.

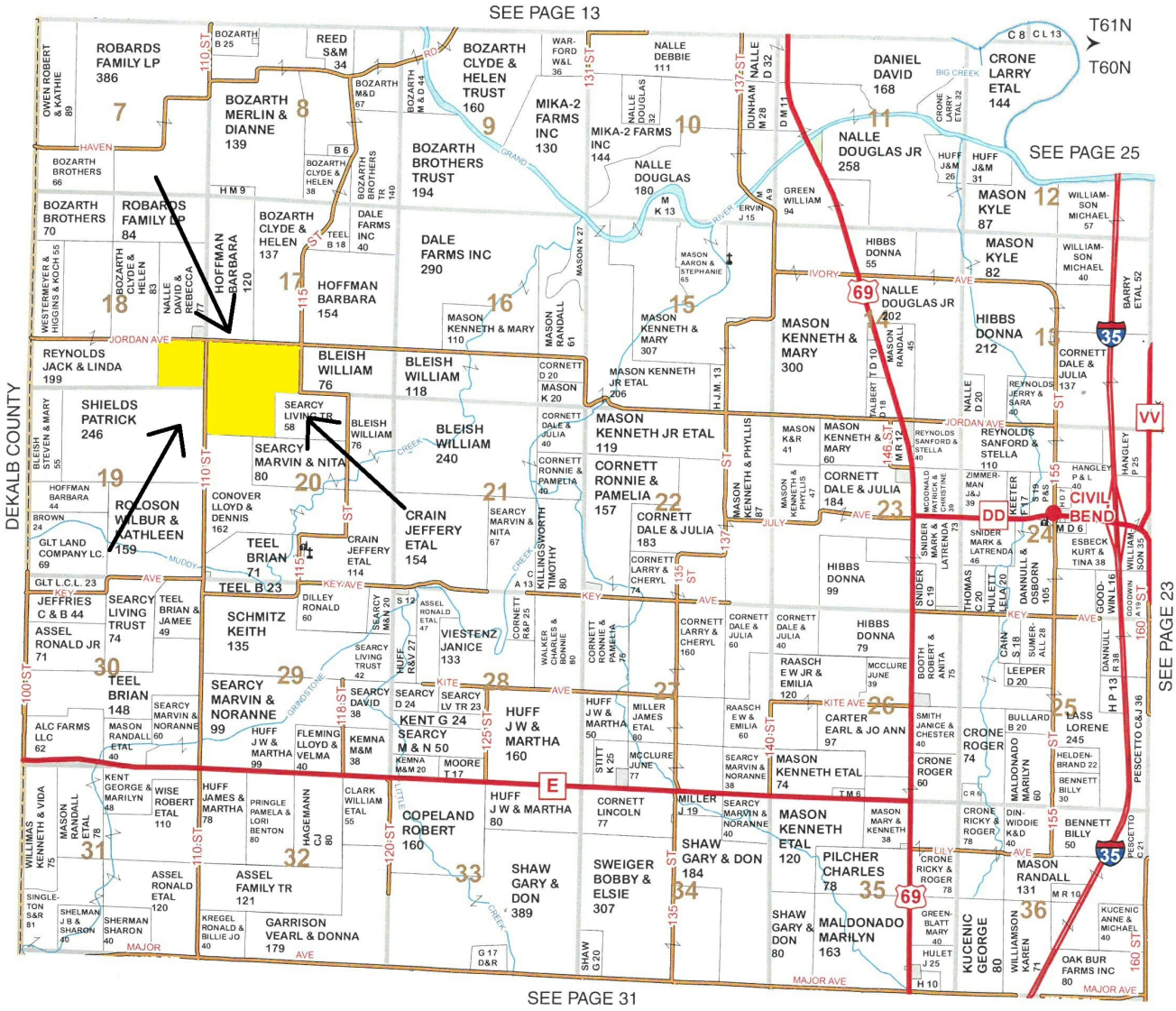
Why do some maps appear tilted or crooked?

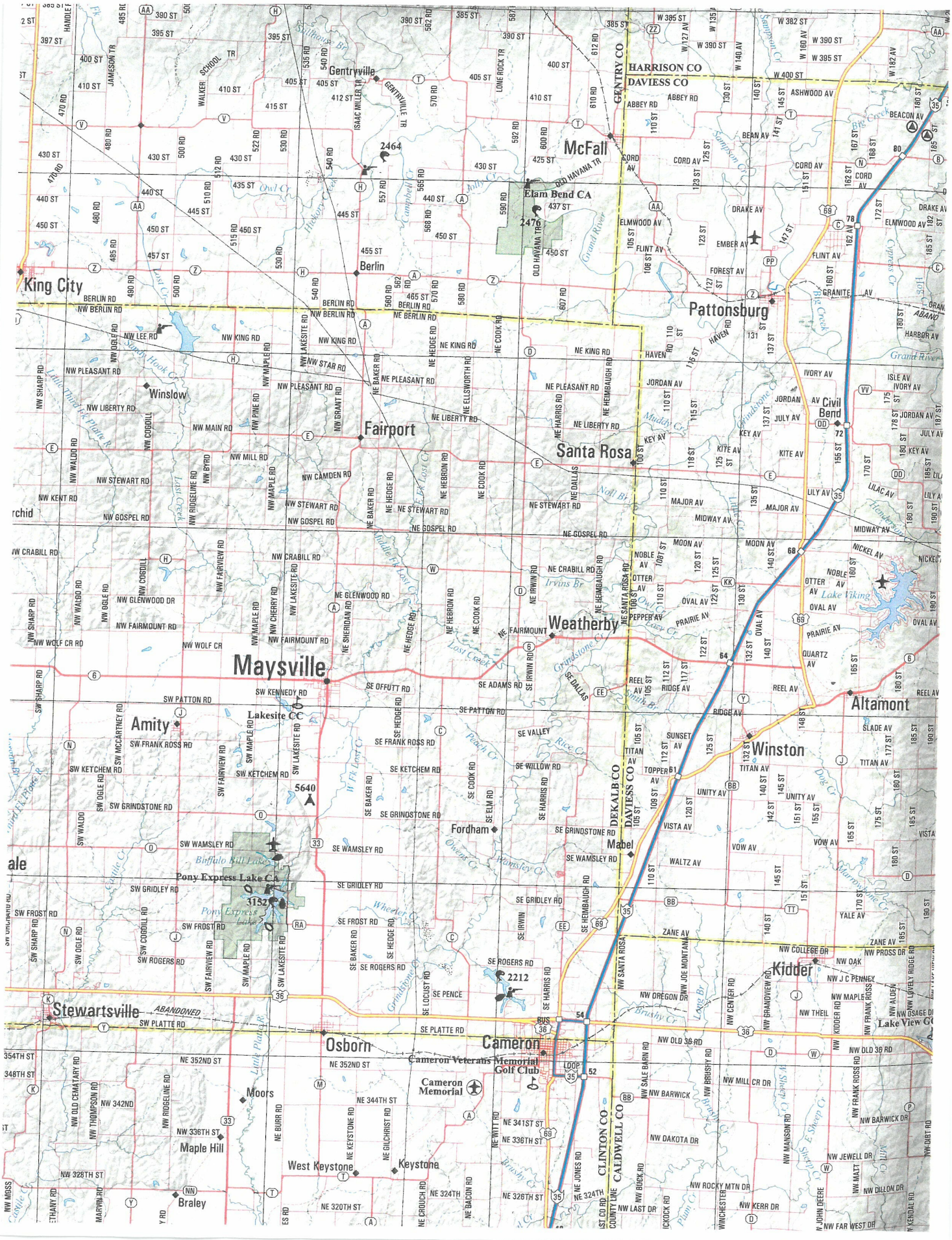
Our maps use the State Plane Coordinate System, thus some individual maps may appear "tilted" or "crooked". This is not an error, the maps are shown as they were surveyed using this system and reflect a true north-south orientation. Since the earth is round, this "tilting" occurs when projecting the map on a flat image.

mappingsolutions
Backed by experience, driven by technology.

Marion (W) Townships 60N & 61N - Ranges 28W & 29W

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