



# MISSOURI Land & Farm

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

## 165 Acres Chariton Co. Tillable Bottom Land – Swan Lake Area!!

Jackson Road, Triplett MO, 65286

Chariton County

**\$1,250,000**



### CONTACT:



**JEFFREY QUINN**

Broker

660-734-3925

jquinn@missourilandandfarm.com

Location, Location, Location

Very seldom can you find a Chariton Co. Farm for sale let alone an almost all class II bottom ground farm. Even rarer to find one 2 1/2 miles from Swan Lake and in line for ducks headed to the Dalton Cut Off. This farm is exactly that. 165 acres of bottom ground with a 11 acre water structure and 2 duck blinds located in the Golden Triangle. On corn years this farm should shine.

Tillable ground consist of Class II Tina Silt Loam, and Zook Silty Clay Loam Soils

Current cash rent is in place for the next 3 years 2021-2023. Current tenant is paying \$295/acre x 125.32 acres or \$36,969.40 annually.

4.2 Acres are currently in CRP paying \$168.08 per acre or an additional \$706 annually until Sept 30, 2031.

If your not a hunter don't worry. This location lends well to the investor as well. The hunting rights are currently leased also for \$10,000 annually from the same farmer.

Total income would be \$47,675 in annual income or a 3.8% Return @ full asking price.

Call, Text or Email Jeff Quinn for more information 1-660-734-3925





**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.

**Chariton Co. FSA**

DC = Double Crop  
C = Corn - Yel - GR  
SB = Soybn - Com - GR  
Milo = Sorgh - GRS - GR  
Wht = Wheat - SRW - GR  
Hay = MIXFG - LGM - FG  
P - MIXFG - LGM - GZ  
LS - MIXFG - LGM - LS  
\*Unless noted on Map

1 inch equals 660 feet

**Program Year: 2021**

Created: 10/13/2020

Flown: 2018-10-17



clu  
crp  
plss

**Farm 3870  
Tract 373**





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- clu
- crp
- plss

**Farm 3870  
Tract 369**



MISSOURI  
CHARITON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FAKM : 3670

Prepared : 11/12/20 7:38 AM

Crop Year : 2021

Operator Name :  
Farms Associated with Operator : 29-041-1228, 29-041-3870, 29-041-4395, 29-041-4396, 29-041-5606  
CRP Contract Number(s) : 11104  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.99	129.52	129.52	0.00	0.00	4.20	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	125.32	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
CORN, SOYBN	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	55.10	0.00	125	
Soybeans	63.70	0.00	38	
<b>TOTAL</b>	<b>118.80</b>	<b>0.00</b>		

NOTES

Tract Number : 369  
Description : D7/1A S32 T55N R20W  
FSA Physical Location : MISSOURI/CHARITON  
ANSI Physical Location : MISSOURI/CHARITON  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
141.35	123.92	123.92	0.00	0.00	4.20	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	119.72	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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**Abbreviated 156 Farm Record**

**Tract 369 Continued ...**

Com	51.40	0.00	125
Soybeans	61.80	0.00	38
<b>TOTAL</b>	<b>113.20</b>	<b>0.00</b>	

**NOTES**

**Tract Number** : 373  
**Description** : D7/1A S32 T55N R20W  
**FSA Physical Location** : MISSOURI/CHARITON  
**ANSI Physical Location** : MISSOURI/CHARITON  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** :  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
17.64	5.60	5.60	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	5.60	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	3.70	0.00	125
Soybeans	1.90	0.00	38
<b>TOTAL</b>	<b>5.60</b>	<b>0.00</b>	

**NOTES**

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.

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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) e-mail: [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>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b> 29 041		<b>2. SIGN-UP NUMBER</b> 48	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>				<b>3. CONTRACT NUMBER</b> 11104A		<b>4. ACRES FOR ENROLLMENT</b> 4.20	
				<b>6. TRACT NUMBER</b> 369		<b>7. CONTRACT PERIOD</b> FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2031	
<b>5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)</b> CHARITON COUNTY FARM SERVICE AGENCY 104 S JFK AVE. KEYTESVILLE, MO65261-0000				<b>8. SIGNUP TYPE:</b> Continuous			
<b>5B. COUNTY FSA OFFICE PHONE NUMBER</b> (Include Area Code): (660) 288-3279							
<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>							
<b>9A. Rental Rate Per Acre</b> \$ 168.08		<b>10. Identification of CRP Land (See Page 2 for additional space)</b>					
<b>9B. Annual Contract Payment</b> \$ 706.00		<b>A. Tract No.</b> 369		<b>B. Field No.</b> 1		<b>C. Practice No.</b> CP21	
<b>9C. First Year Payment</b> \$						<b>D. Acres</b> 4.20	
(Item 9C is applicable only when the first year payment is prorated.)						<b>E. Total Estimated Cost-Share</b> \$ 0.00	
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>							
<b>A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>		<b>(2) SHARE</b> 50.00 %		<b>(3) SIGNATURE (By)</b>		<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	
<b>B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>		<b>(2) SHARE</b> 50.00 %		<b>(3) SIGNATURE (By)</b>		<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	
<b>C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>		<b>(2) SHARE</b> %		<b>(3) SIGNATURE (By)</b>		<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	
<b>12. CCC USE ONLY</b>		<b>A. SIGNATURE OF CCC REPRESENTATIVE</b>					<b>B. DATE</b> (MM-DD-YYYY)
<b>NOTE:</b> 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.							
<b>Paperwork Reduction Act (PRA) Statement:</b> 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. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b>							

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.

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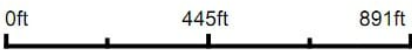
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide 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.



Aerial Map



Map Center: 39° 31' 54.01, -93° 10' 5.74

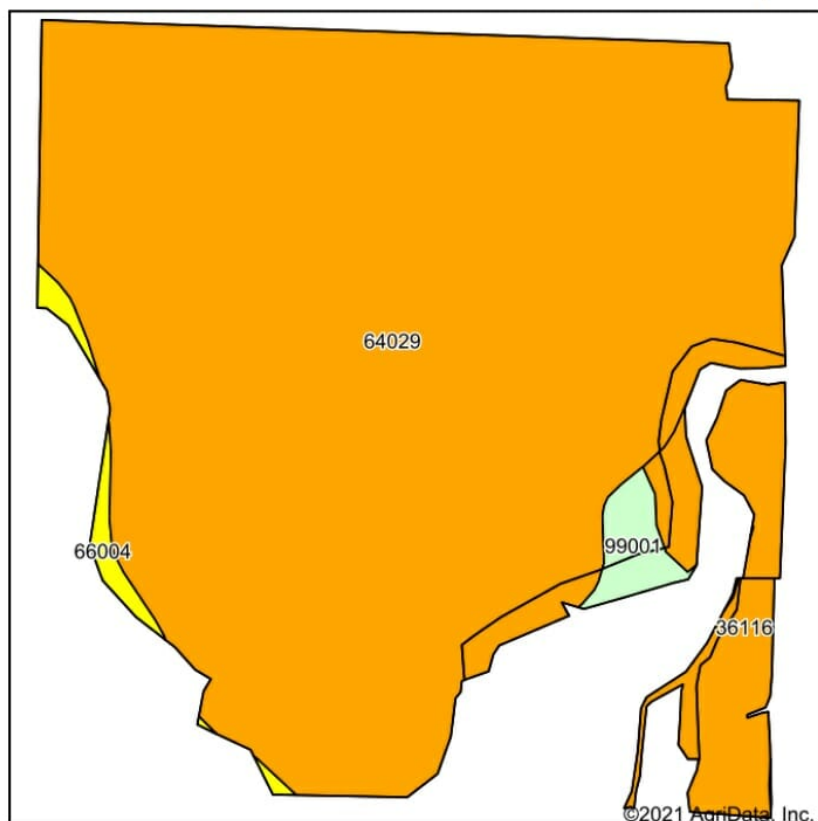


**32-55N-20W**  
**Chariton County**  
**Missouri**

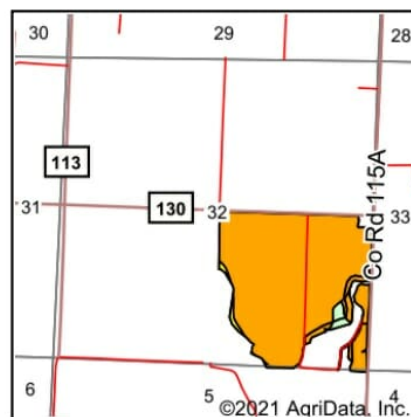


2/19/2021

# Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Chariton**  
 Location: **32-55N-20W**  
 Township: **Mendon**  
 Acres: **129**  
 Date: **2/19/2021**

Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO041, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Grain sorghum	Orchardgrass red clover	Soybeans	Tall fescue	Warm season grasses	Winter wheat	*n NCCPI Soybeans
64029	Tina silt loam, 0 to 2 percent slopes, rarely flooded	116.06	90.0%		Ilw	8			7		8	9		64
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	9.38	7.3%		Ilw									68
99001	Water	2.02	1.6%		VIII									
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	1.54	1.2%		IIIw	8	5	4	9	1	8	10	2	47
Weighted Average						7.3	0.1	*-	6.4	*-	7.3	8.2	*-	*n 63.1

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

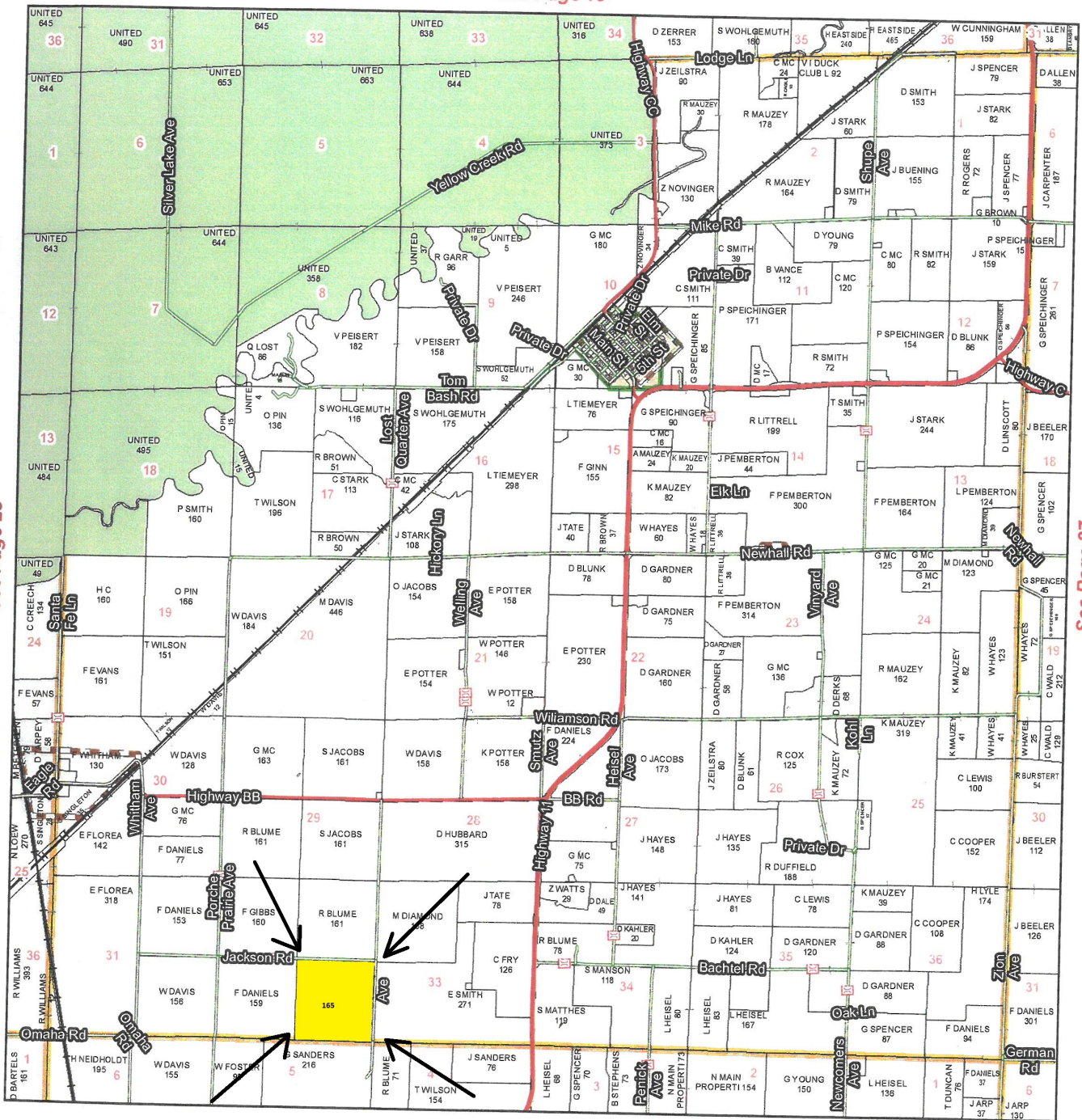
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# T55N - R20W

See Page 13



See Page 23

See Page 27

See Page 37

**Chariton County Commission**  
 Tony McColium - Presiding Commissioner  
 Danny Price - Western District Commissioner  
 Steve Atkinson - Eastern District Commissioner

**Data Courtesy Chariton County Geographic Information System**  
 Darrin Gladbach - Assessor

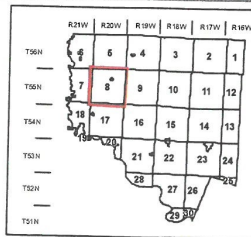
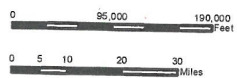
This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 10 ac labeled

GIS & Map Development By:



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## Legend

- City Limits
- Township-Range
- Sections
- Land Grant
- Political Township
- Land Ownership
- Subdivisions
- Conservation & US
- US Highways
- ST Highways
- CO Highways
- Streets
- Rail Roads
- Streams
- Land Hooks
- Bridges



