



MISSOURI Land & Farm

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

**192.1 Acres – 4.2% Return Tillable Farm
w/Bottom Ground!!**

17506 Gold Drive, Green City, MO 63545

Sullivan Co.

\$920,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



This 192.1 acre farm features some of the best North Missouri has to offer.

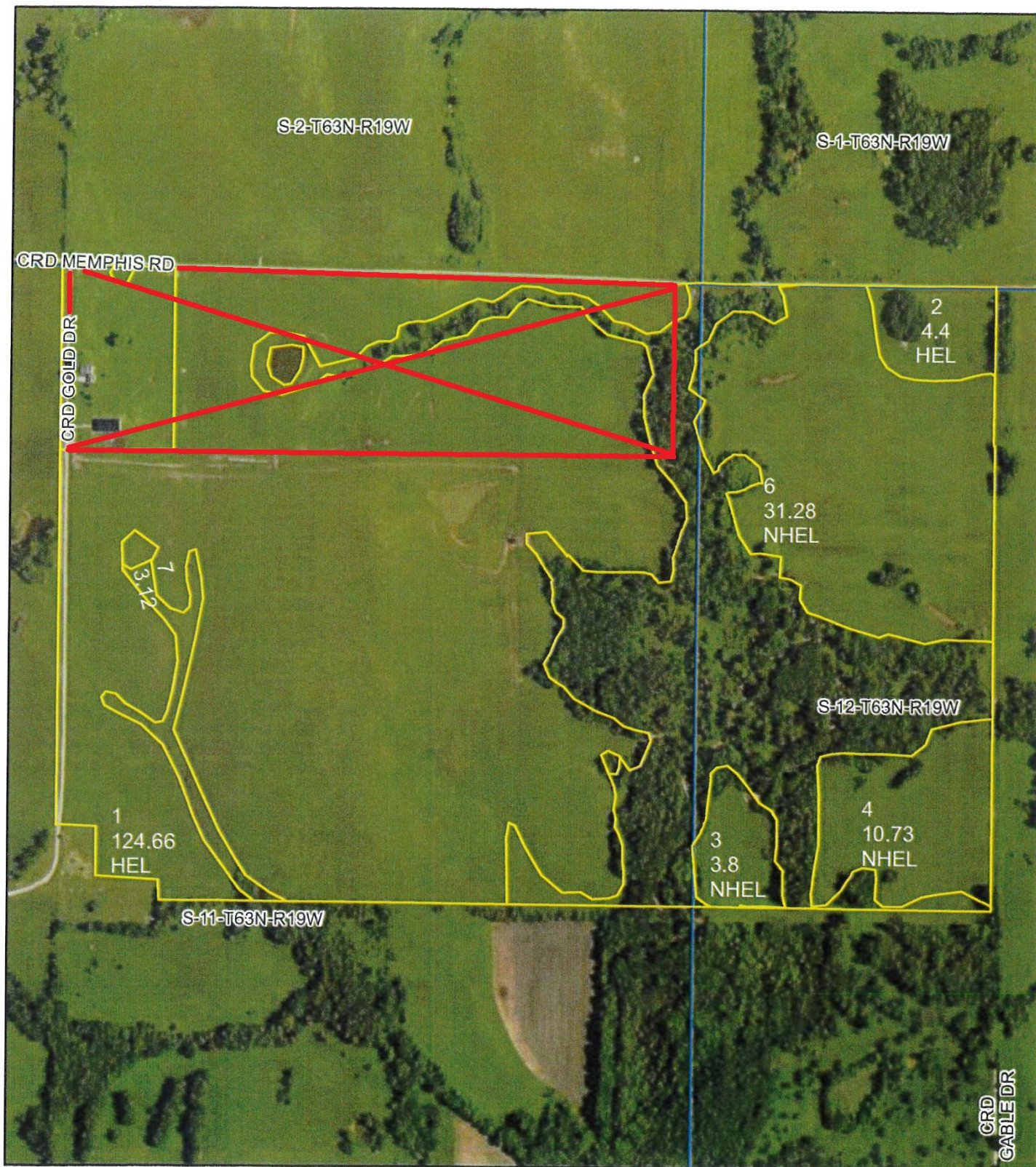
FSA is showing 150 open acres with 50 acres of Bottom ground. The farm has been leased to a farmer for 5 years beginning March 1st 2023, and ending Dec 31st 2027. The cash rent contract states \$33,750 is to be paid March 1st each year.

If you are a hunter there's a great patch of timber situated along West Yellow Creek with a couple great funnels and secluded fields. If your strictly looking for income. The farm is currently leased for hunting for \$4500 yearly.

This makes an annual income of \$38,250 and just a shade under a 4.2% return.

The farm has been recently surveyed with a total of 229.2 Acres then 37.1 was surveyed off alone Memphis Rd. .

For more information call or text Jeff Quinn 1-660-734-3925



All Measurements are
For FSA Programs Only

Sullivan Co. FSA

1:6,410



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)

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

Program Year: 2023

Created: 9/30/2022

Flown: 2020-06-25

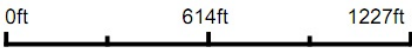
- clu
- crp
- plss

**Farm 793
Tract 1387**

Aerial Map



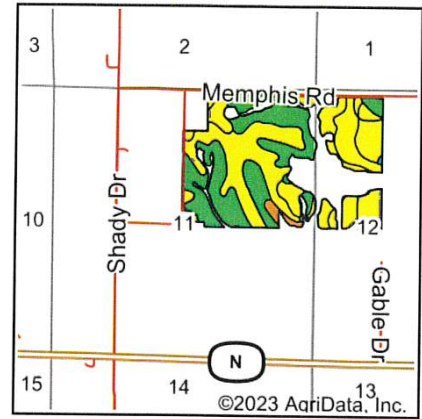
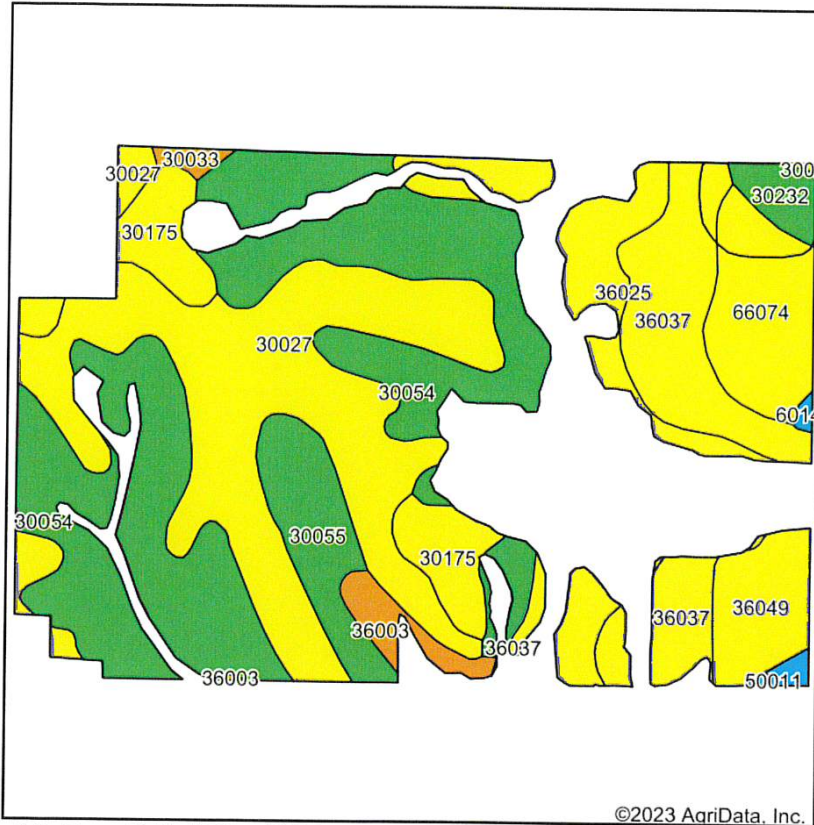
Map Center: 40° 16' 46.58, -92° 59' 26.89



11-63N-19W
Sullivan County
Missouri



Soils Map



State: **Missouri**
 County: **Sullivan**
 Location: **11-63N-19W**
 Township: **Penn**
 Acres: **177.41**
 Date: **1/4/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO211, Soil Area Version: 24

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
30054	Gara clay loam, 9 to 14 percent slopes, eroded	54.01	30.4%		IVe							48
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	46.94	26.5%		IIIe							42
36037	Tice silt loam, 0 to 2 percent slopes, frequently flooded	19.19	10.8%		IIIw			8	8	8	9	49
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	13.20	7.4%		IIIw	5	8	7	6	6	8	45
66074	Chequest silty clay loam, 0 to 2 percent slopes, frequently flooded	10.73	6.0%		IIIw			7	6	7	8	6
30175	Pershing silty clay loam, 2 to 5 percent slopes, eroded	10.15	5.7%		IIIe		2	8	7	8	10	54
30055	Gara clay loam, 9 to 14 percent slopes, severely eroded	8.85	5.0%		IVe							41
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	7.04	4.0%		IIIw			8	7	8	8	45

36003	Arbela silt loam, 0 to 2 percent slopes, occasionally flooded	2.88	1.6%		IIw							77
30232	Winnegan loam, 9 to 14 percent slopes, eroded	2.59	1.5%		IVe	5	8	7	8	7	8	47
30033	Armstrong loam, 2 to 5 percent slopes	0.85	0.5%		Ile	5	7	6	7	6	7	57
50010	Winnegan loam, 14 to 20 percent slopes, eroded	0.53	0.3%		Vle	5	7	6	7	6	7	38
60141	Keswick clay loam, 9 to 14 percent slopes, severely eroded	0.29	0.2%		Vle	5	7	6	7	6	7	39
50011	Winnegan loam, 20 to 35 percent slopes	0.16	0.1%		Vle	5	7	6	7	6	7	10
Weighted Average					3.36	0.5	0.9	2.7	2.5	2.7	3.1	*n 44.1

*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.

TOWNSHIP 63N • RANGE 19W

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