



MISSOURI Land & Farm

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**292.3 Acres of Prime Missouri River
Bottom Farm Ground, 4% Return!!
Bonhomme Island**

St. Charles

\$1,825,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

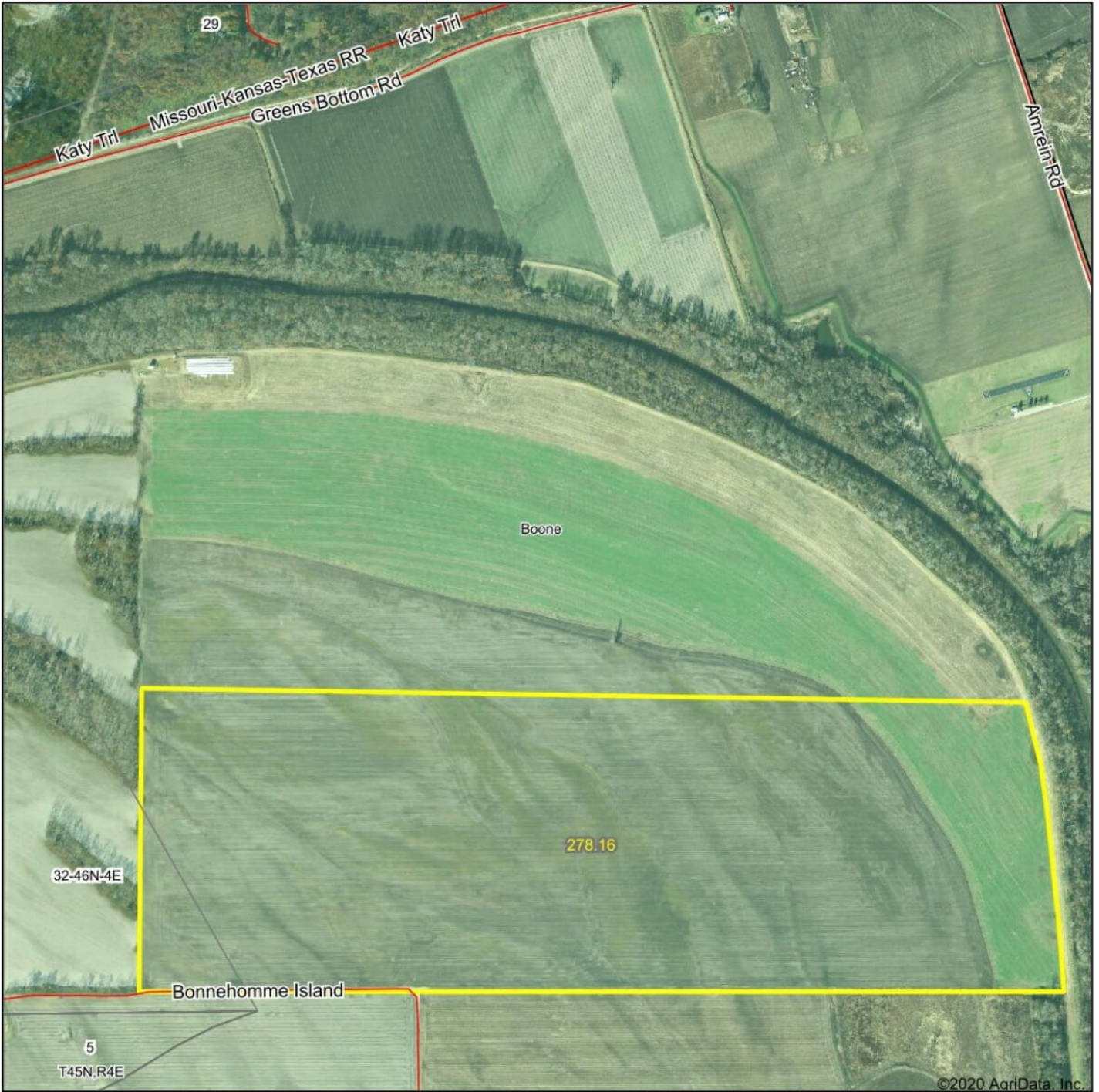
There's a reason Missouri River bottoms are some of the most coveted crop production acres in the country. Fertile and favorably laying soils have produced some exceptional corn, wheat, and soybeans. This 292.3 acre farm in St. Charles County is a great example of this sort of sought after acreage. With additional recreational value and excellent location.

This 292.3 acre farm features 278 tillable acres of which 90% are class 2 soils. The tillable acres are cash rented for \$250/acre or \$69,500 annually for 2020 and 2021. Cash rent checks are written upfront each year. The farmer has a good history of crops on the farm and has taken great care and uses the best practices. A hunting lease is in place for an additional \$3500 per year. To take the total income to \$73,000 in yearly income and a 4% Return.

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

Taxes: \$2125

Aerial Map



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Map Center: 38° 41' 55.92, -90° 35' 29.91



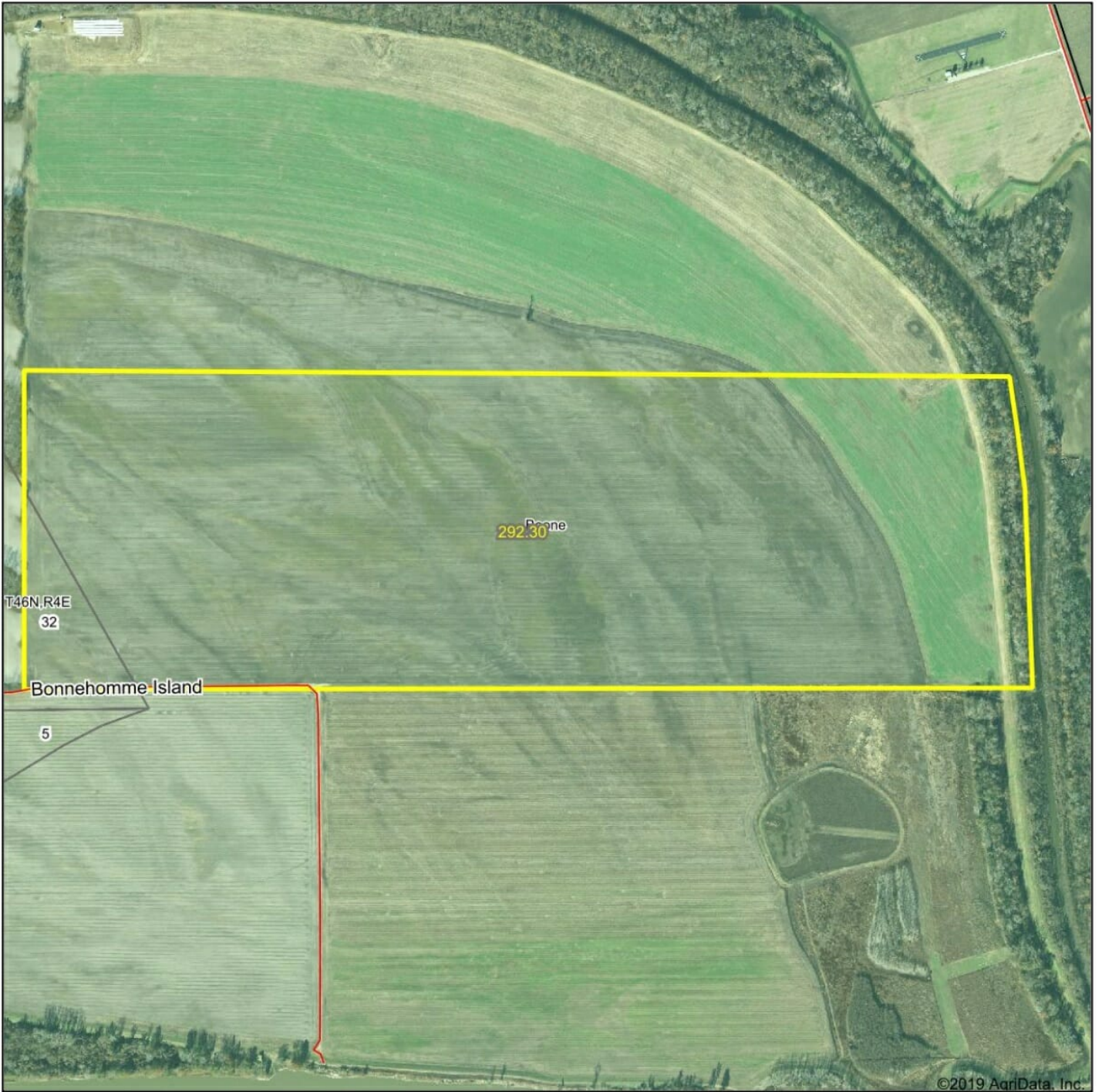
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St Charles County
Missouri



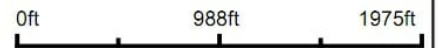
7/14/2020

Aerial Map



©2019 AgriData, Inc.

Map Center: 38° 41' 35.14, -90° 35' 23.21



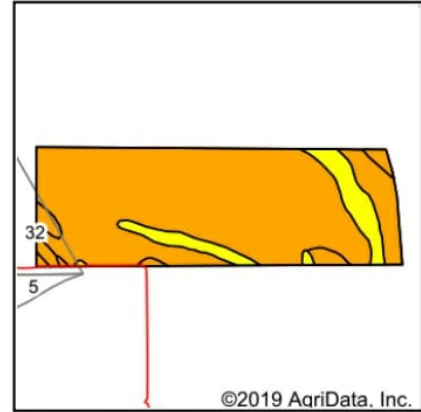
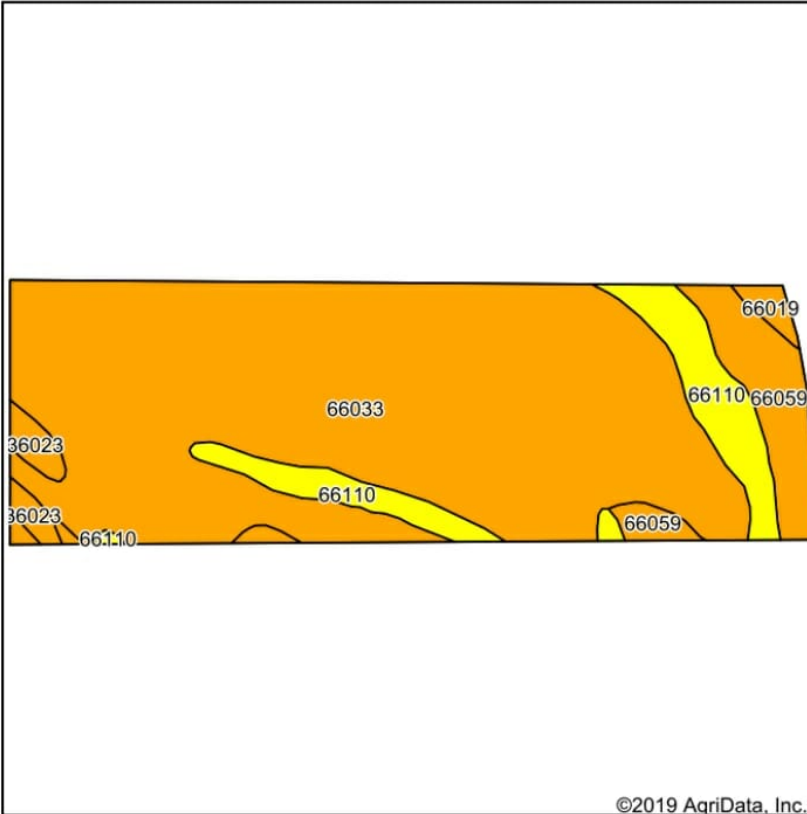
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St Charles County
Missouri



3/16/2020

Soils Map



State: **Missouri**
 County: **St Charles**
 Location: **38° 41' 35.14, -90° 35' 23.21**
 Township: **Boone**
 Acres: **278.14**
 Date: **3/16/2020**



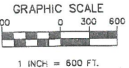
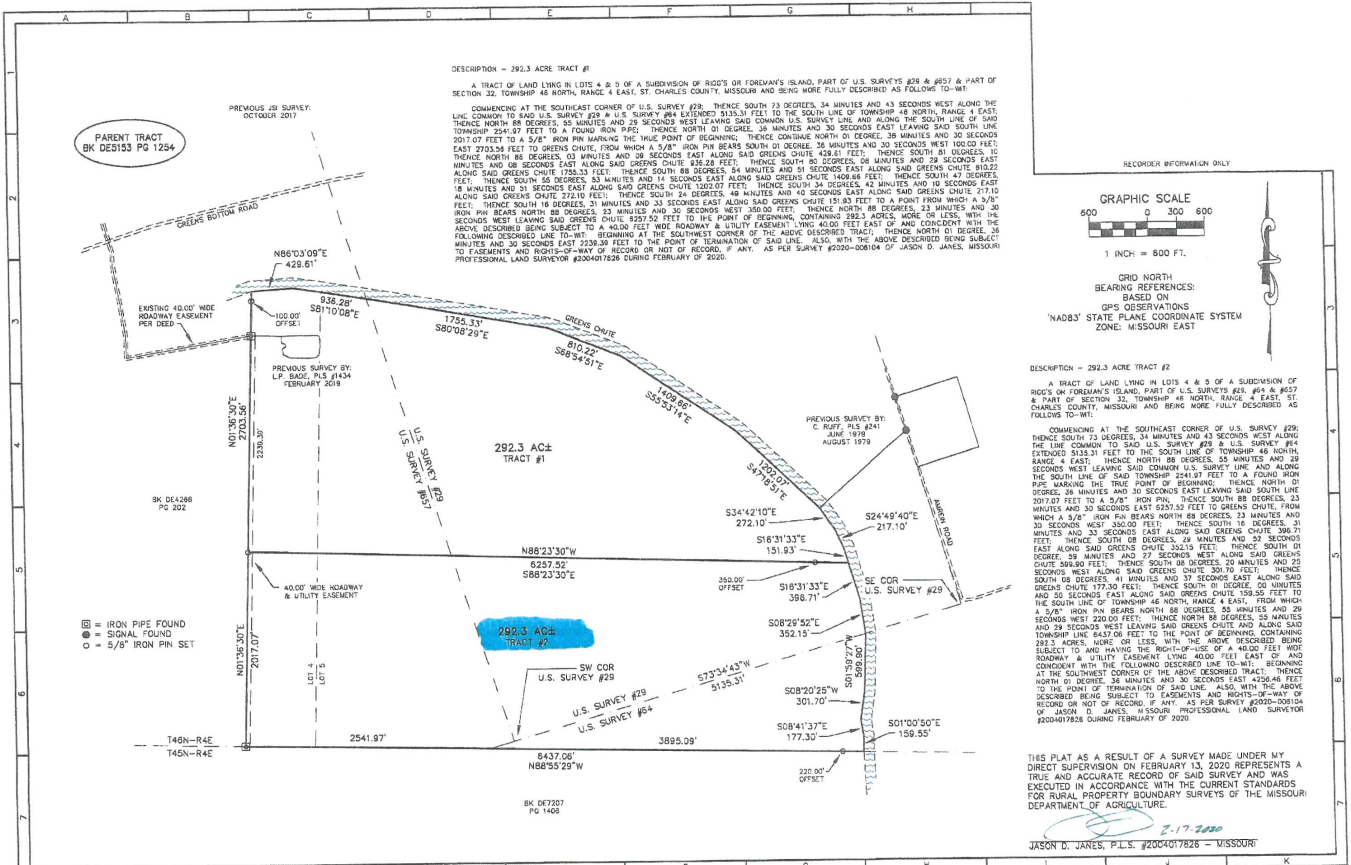
Soils data provided by USDA and NRCS.

Area Symbol: MO183, Soil Area Version: 19													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans	
66033	Lowmo-Peers complex, 0 to 2 percent slopes, occasionally flooded	217.25	78.1%		llw				8	8	7	9	73
66110	SansDessein silty clay, 0 to 2 percent slopes, occasionally flooded	28.82	10.4%		llw				8	7	8	9	46
66059	Peers silty clay loam, 0 to 2 percent slopes, occasionally flooded	23.63	8.5%		llw				8	9	8	10	78
36023	Landes fine sandy loam, 0 to 2 percent slopes, occasionally flooded	5.47	2.0%		llw	6	9		8	7	7	9	59
66019	Lowmo silt loam, 0 to 2 percent slopes, occasionally flooded	2.97	1.1%		llw				8	7	7	9	70
Weighted Average						0.1	0.2		8	8	7.2	9.1	*n 70.3

*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.



GRID NORTH BEARING REFERENCES BASED ON GPS OBSERVATIONS 'NAD83' STATE PLANE COORDINATE SYSTEM ZONE 18 MISSOURI EAST

DESCRIPTION - 292.3 ACRE TRACT #1

A TRACT OF LAND LYING IN LOTS 4 & 5 OF A SUBDIVISION OF RIGG'S OR FOREMAN'S ISLAND, PART OF U.S. SURVEYS #29 & #64 & PART OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF U.S. SURVEY #29; THENCE SOUTH 73 DEGREES, 34 MINUTES AND 43 SECONDS WEST ALONG THE LINE COMMON TO SAID U.S. SURVEY #29 & U.S. SURVEY #64 EXTENDED 5135.31 FEET TO THE SOUTH LINE OF TOWNSHIP 46 NORTH, RANGE 4 EAST; THENCE NORTH 88 DEGREES, 55 MINUTES AND 29 SECONDS WEST LEAVING SAID COMMON U.S. SURVEY LINE AND ALONG THE SOUTH LINE OF SAID TOWNSHIP 2541.97 FEET TO A FOUND IRON PIPE; THENCE NORTH 31 DEGREE, 34 MINUTES AND 30 SECONDS EAST LEAVING SAID SOUTH LINE EAST 2703.24 FEET TO GREENS CHUTE, FROM WHICH A 5/8\"

DESCRIPTION - 292.3 ACRE TRACT #2

A TRACT OF LAND LYING IN LOTS 4 & 5 OF A SUBDIVISION OF RIGG'S OR FOREMAN'S ISLAND, PART OF U.S. SURVEYS #29, #64 & #657 & PART OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF U.S. SURVEY #29; THENCE SOUTH 73 DEGREES, 34 MINUTES AND 43 SECONDS WEST ALONG THE LINE COMMON TO SAID U.S. SURVEY #29 & U.S. SURVEY #64 EXTENDED 5135.31 FEET TO THE SOUTH LINE OF TOWNSHIP 46 NORTH, RANGE 4 EAST; THENCE NORTH 88 DEGREES, 55 MINUTES AND 29 SECONDS WEST LEAVING SAID COMMON U.S. SURVEY LINE AND ALONG THE SOUTH LINE OF SAID TOWNSHIP 2541.97 FEET TO A FOUND IRON PIPE MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH OF DEGREE, 36 MINUTES AND 59 SECONDS EAST 2017.07 FEET TO A 5/8\"

TIES PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON FEBRUARY 13, 2020 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR RURAL PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE.

JASON D. JAMES, P.L.S. #200407826 - MISSOURI

<p>JANES SURVEYING INC. 222 S. MAIN - P.O. BOX 146 PALMYRA, MO. 63451 PHONE 573.789.7022 FAX 573.789.7020</p> <p>JANES SURVEYING, INC. MISSOURI STATE CERTIFICATE OF AUTHORITY #000494 RENEWAL: 12-31-21</p>	<p>A TRACT OF LAND LYING IN LOTS 4 & 5 OF A SUBDIVISION OF RIGG'S OR FOREMAN'S ISLAND, PART OF U.S. SURVEYS #29, #64 & #657 & PART OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI.</p>	<p>BOUNDARY SURVEY (AS MADE FOR ROGER STEINMANN)</p>	<p>JASON D. JAMES P.L.S. #200407826 MISSOURI</p>	<p>JASON D. JAMES, SURVEYOR MIS PLS-200407826</p> <p>JSI PROJECT NO. 2020-008104</p> <p>FIELD BOOK NO. ---</p> <p>DRAWN: GRC CHECKED: TSL REVISION: 2/17/20 REVISED: ---</p>
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