



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

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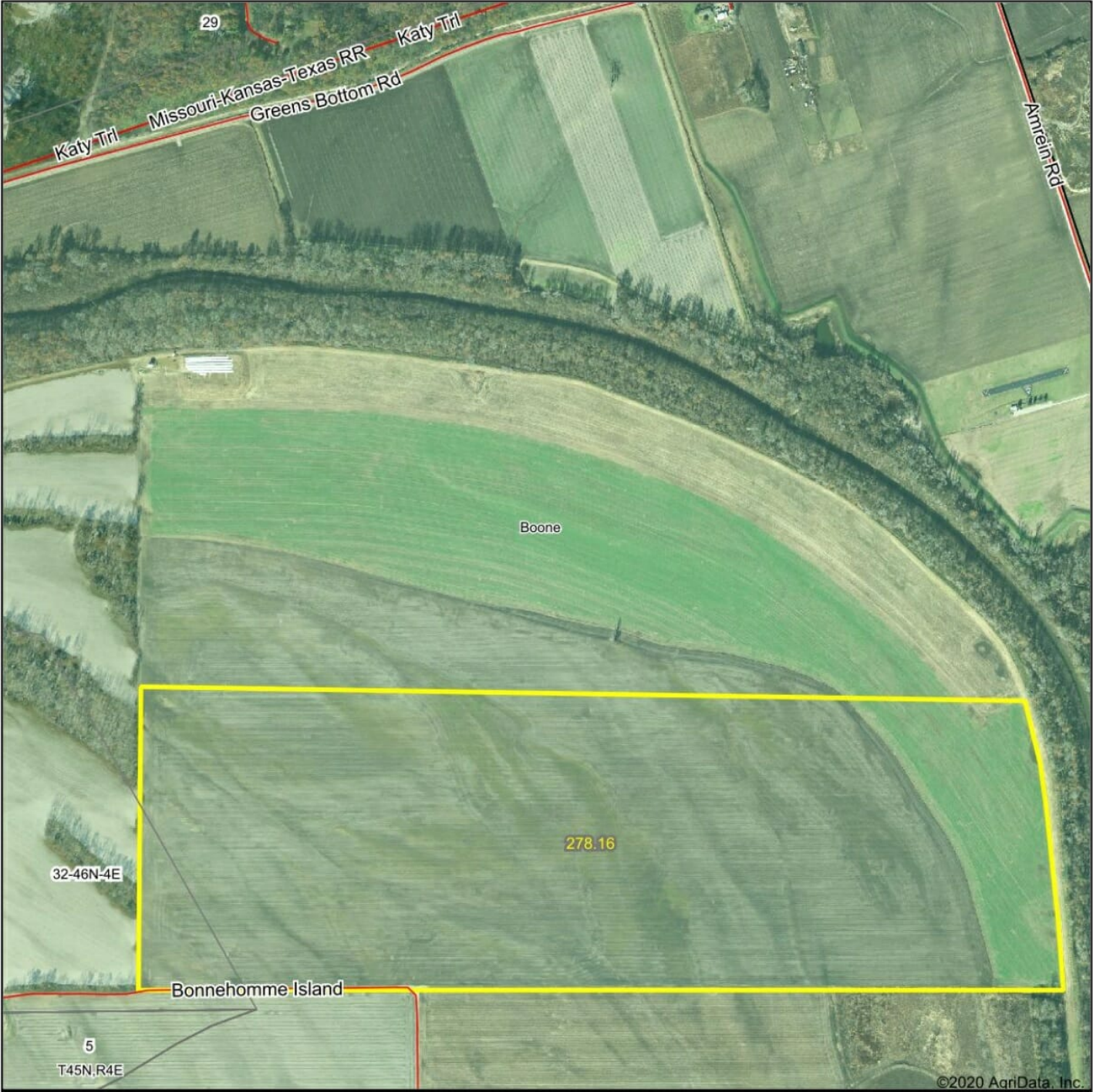
There's a reason Missouri River bottoms are some of the most coveted crop production acres in the country. Fertile and favorably laying soils have produced some exceptional corn, wheat, and soybeans. This 292.3 acre farm in St. Charles County is a great example of this sort of sought after acreage. With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

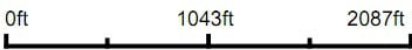
For more information call, text or email Jeff Quinn 1-660-734-3925

Taxes: \$2125

Aerial Map



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

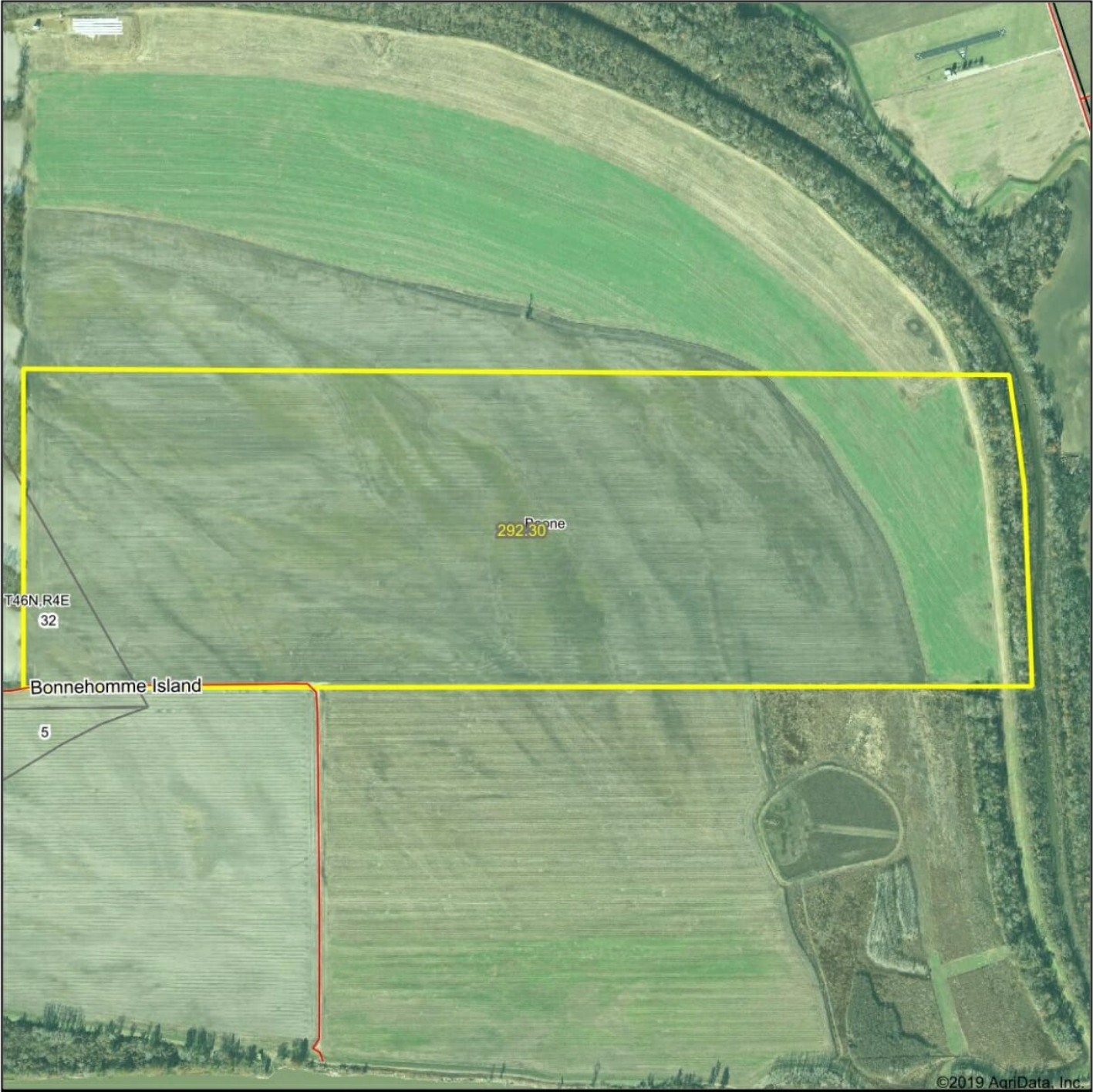


Maps Provided By:
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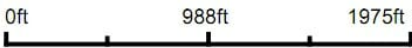
St Charles County
Missouri



Aerial Map



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

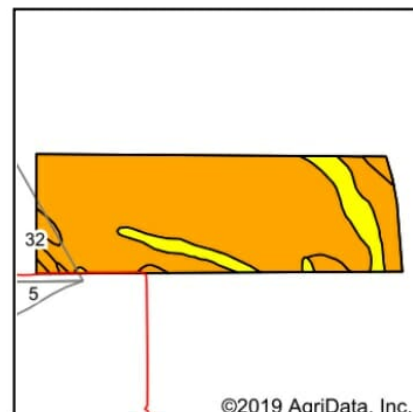
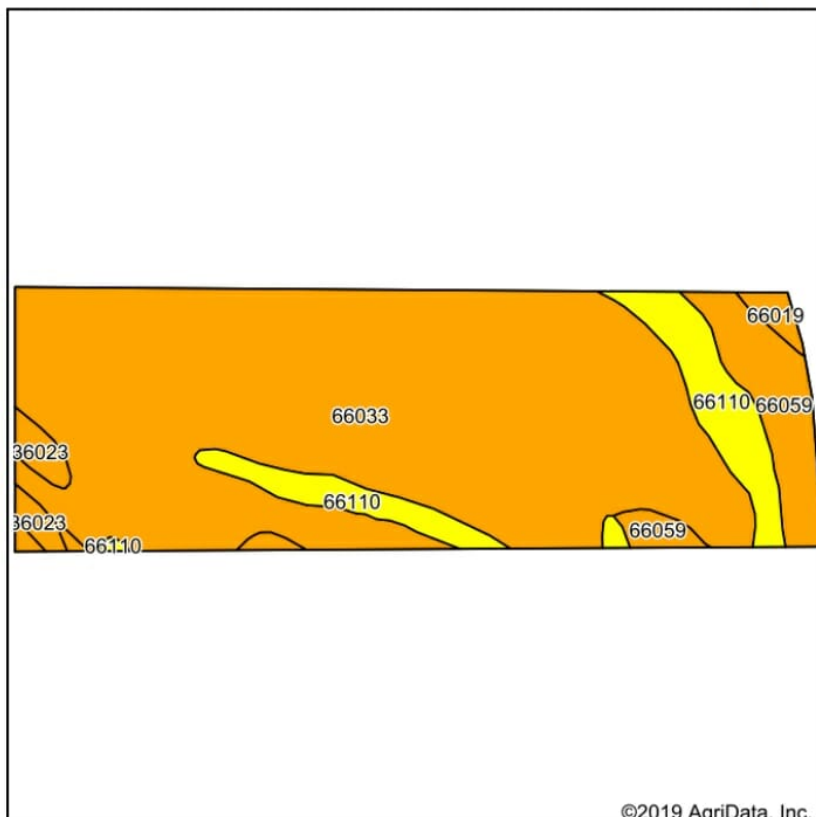


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St Charles County
Missouri



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**

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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%		Ilw			8	8	7	9	73
66110	SansDessein silty clay, 0 to 2 percent slopes, occasionally flooded	28.82	10.4%		Illw			8	7	8	9	46
66059	Peers silty clay loam, 0 to 2 percent slopes, occasionally flooded	23.63	8.5%		Ilw			8	9	8	10	78
36023	Landes fine sandy loam, 0 to 2 percent slopes, occasionally flooded	5.47	2.0%		Ilw	6	9	8	7	7	9	59
66019	Lowmo silt loam, 0 to 2 percent slopes, occasionally flooded	2.97	1.1%		Ilw			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.

