



# MISSOURI Land & Farm

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

## 310 Acres Grand River Bottom Farm!!!

Jordan Ave, Pattonsburg, MO 64670

Daviess County

**\$1,860,000**



### CONTACT:



**JEFFREY QUINN**

Broker

660-734-3925

[jquinn@missourilandandfarm.com](mailto:jquinn@missourilandandfarm.com)

A Sizeable tract for sale isn't always easy to find. A bottom land farm that is sizeable, lays favorably, and has a consistent, stellar crop production is a needle in a haystack.

If your a farmer or investor in search of a purchase that checks those boxes. This 488 acre farm in Daviess County is exactly what your looking for.

279.1 tillable acres make this farm 90% Tillable with a few more acres that could be gained.

10 Year Corn Average 163 Bushel

10 Year Bean Average 45 Bushel

Flooded out once 2017 during that time frame

82.89 Acres of Class II Zook Silt Loam Soil

200 Acres of Class III Wabash & Lamoni Soils

Cash rent offers of \$250 would add \$69,775

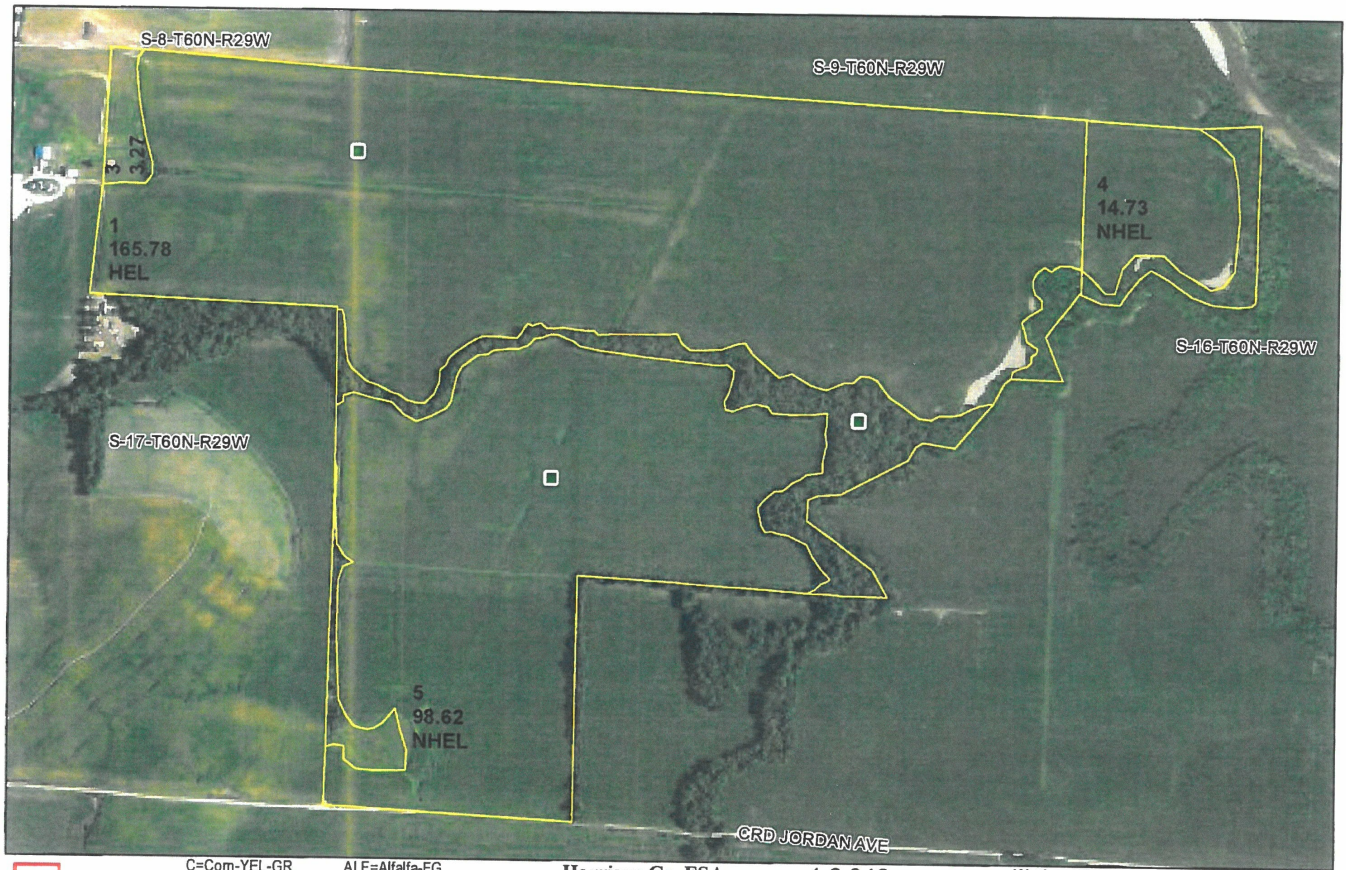
Upon inspection we jumped several deer out of the timber pockets along the drainage's.

A \$10/acre hunting lease would add \$3100 in annual income.

A total possible income of \$72,875

For more information on this incredible tract with exceptional layout, crop production, and investment income. Call Jeff Quinn today 1-660-734-3925

Taxes: 1200.7



crp  
 clu  
 plss  
**Farm 8114**  
**Tract 5110**

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

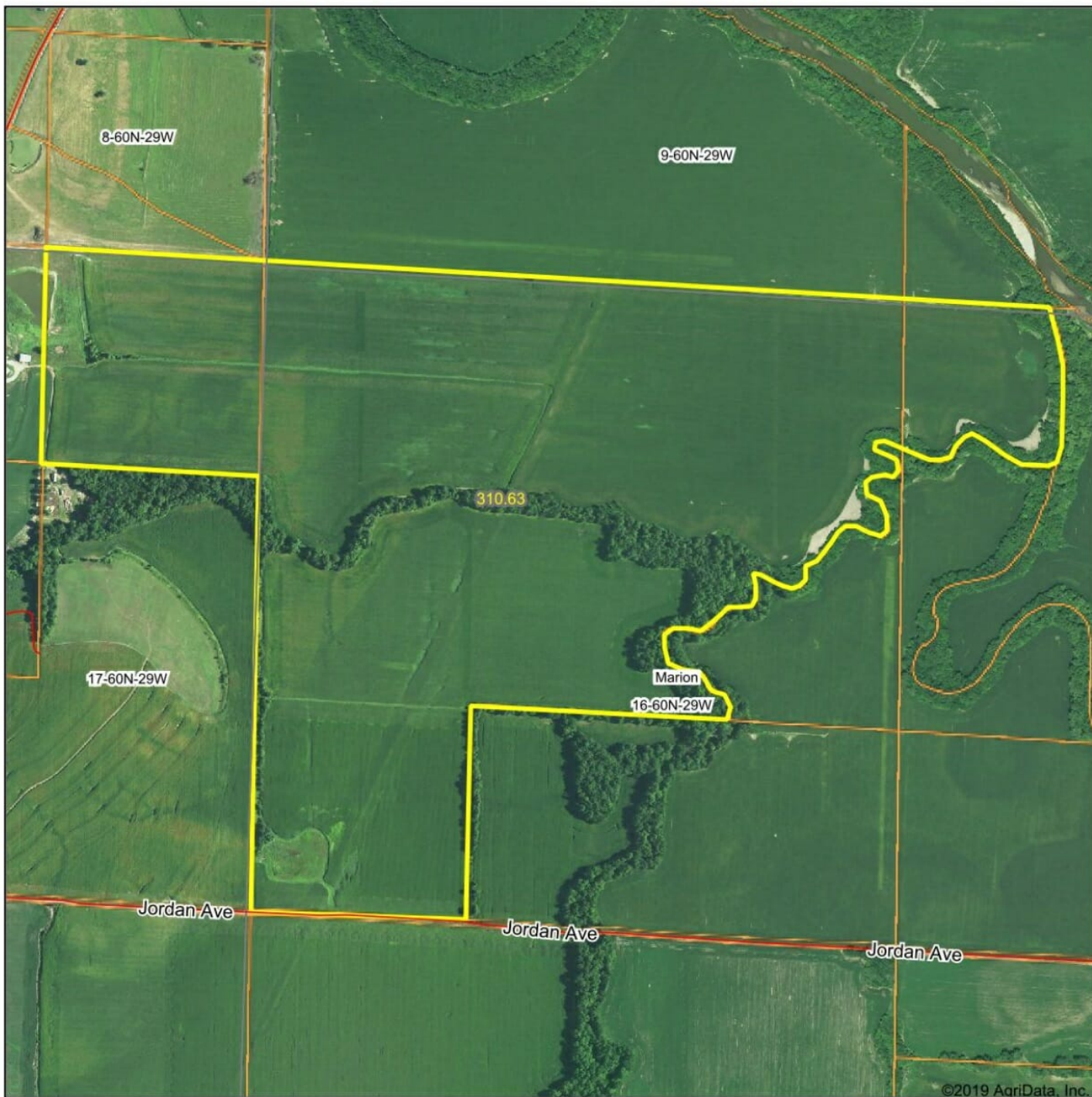
**Harrison Co. FSA**      1:8,040  
**Program Year: 2020**  
 Created: 10/22/2019  
 Flown: 2018-07-20  
**All Measurements are  
 For FSA Programs Only**

**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.



# Aerial Map



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map center: 40° 0' 55.89, -94° 9' 39.72



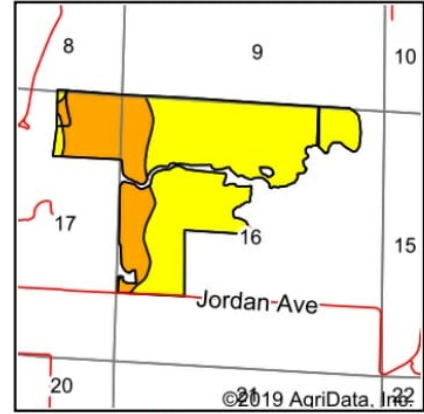
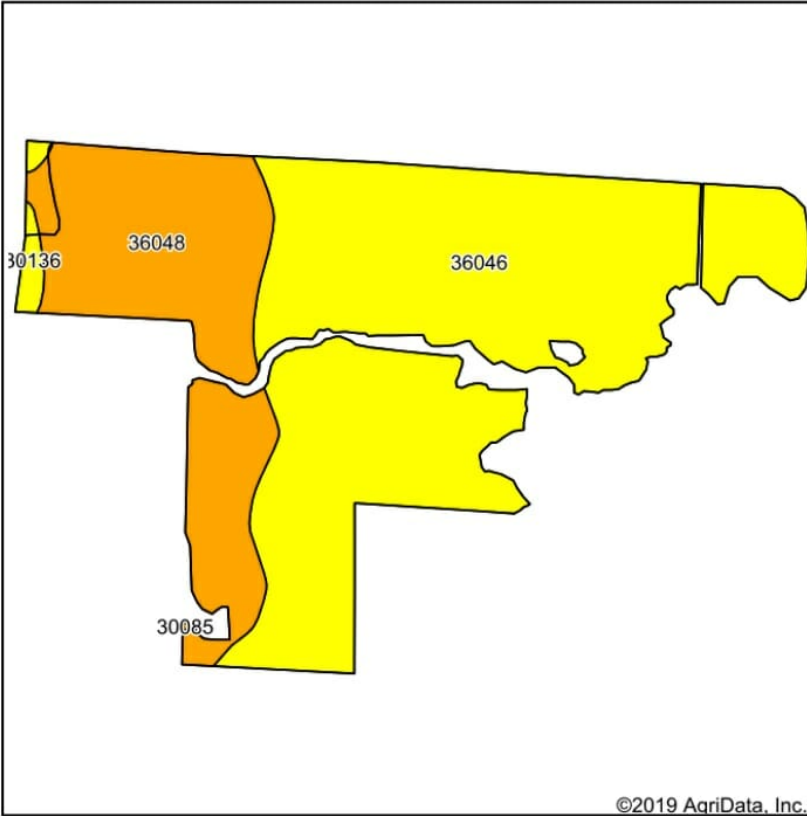
**16-60N-29W**  
**Daviess County**  
**Missouri**



5/20/2019

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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# Soils Map



State: **Missouri**  
 County: **Daviess**  
 Location: **16-60N-29W**  
 Township: **Marion**  
 Acres: **283.25**  
 Date: **5/20/2019**



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
36046	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	196.78	69.5%	Yellow	Illw							51
36048	Zook silt loam, 0 to 2 percent slopes, occasionally flooded	82.89	29.3%	Orange	Ilw	8		9		7	8	66
30136	Lamoni loam, 5 to 9 percent slopes	3.58	1.3%	Yellow	Ille	7	8	8	5	8	7	57
<b>Weighted Average</b>						<b>2.4</b>	<b>0.1</b>	<b>2.7</b>	<b>0.1</b>	<b>2.1</b>	<b>2.4</b>	<b>*n 55.5</b>

\*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.



Marion (W)

Townships 60N & 61N - Ranges 28W & 29W

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