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

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

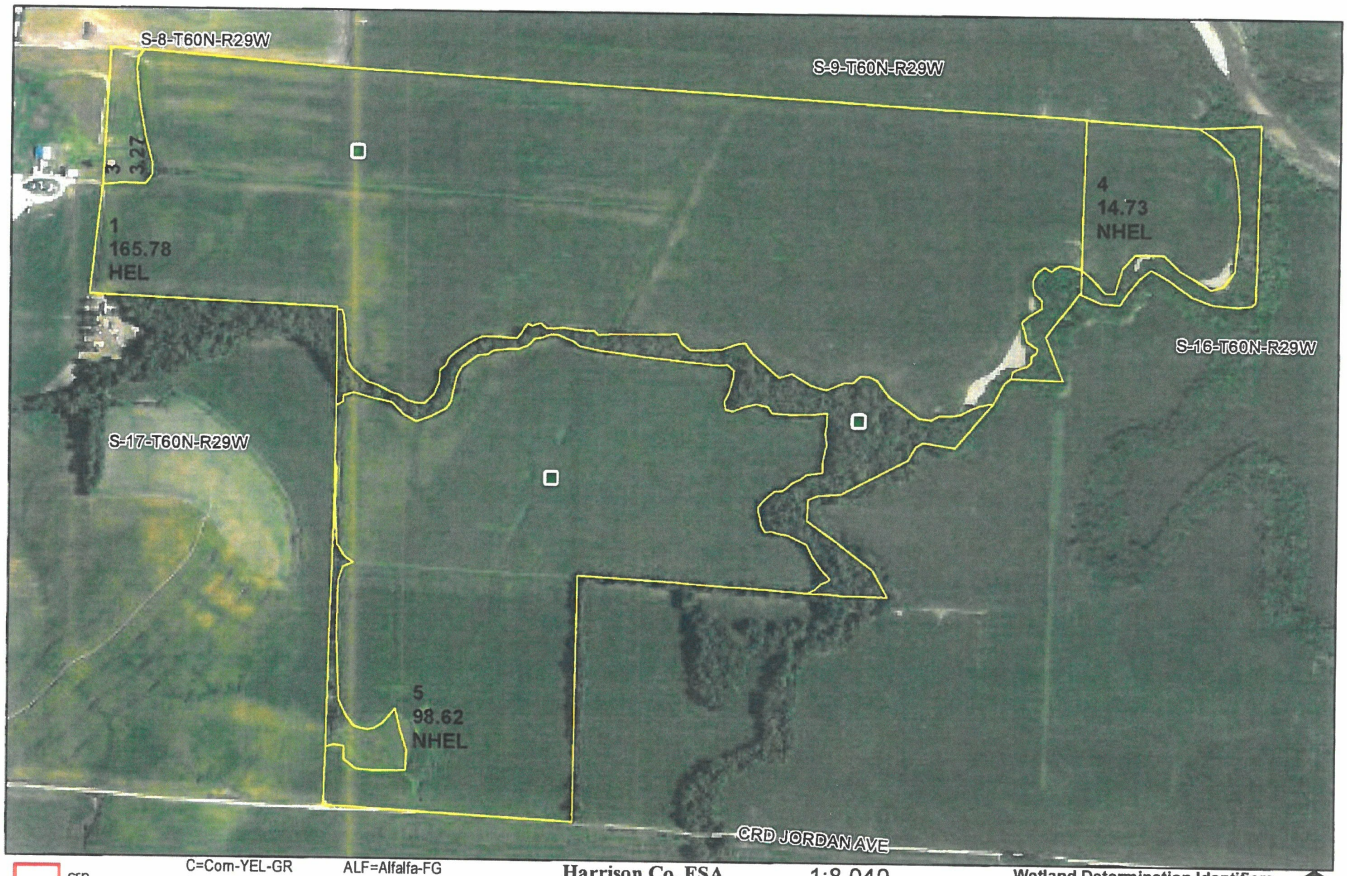
Upon inspection we jumped several deer out of the timber pockets along the drainage's.

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
SB=Soybean-COM-GR
HRW=Wheat-HRW-GR
SRW=Wheat-SRW-GR
MILO=Sorgh-GRS-GR
O=Oats-SPR-GR
GLS=MIXFG-IGS-LS
ALF=Alfalfa-FG
AGM=MIXFG-AGM-FG
LGM=MIXFG-LGM-FG
RCH=Clover-Red-FG
H=MIXFG-IGS-FG
P=MIXFG-IGS-GZ
TP=Timber Pasture
All Fields Are Non-Irrigated
*Unless notated on Map

Harrison Co. FSA

Program Year: 2020
Created: 10/22/2019
Flown: 2018-07-20

All Measurements are For FSA Programs Only

1:8,040

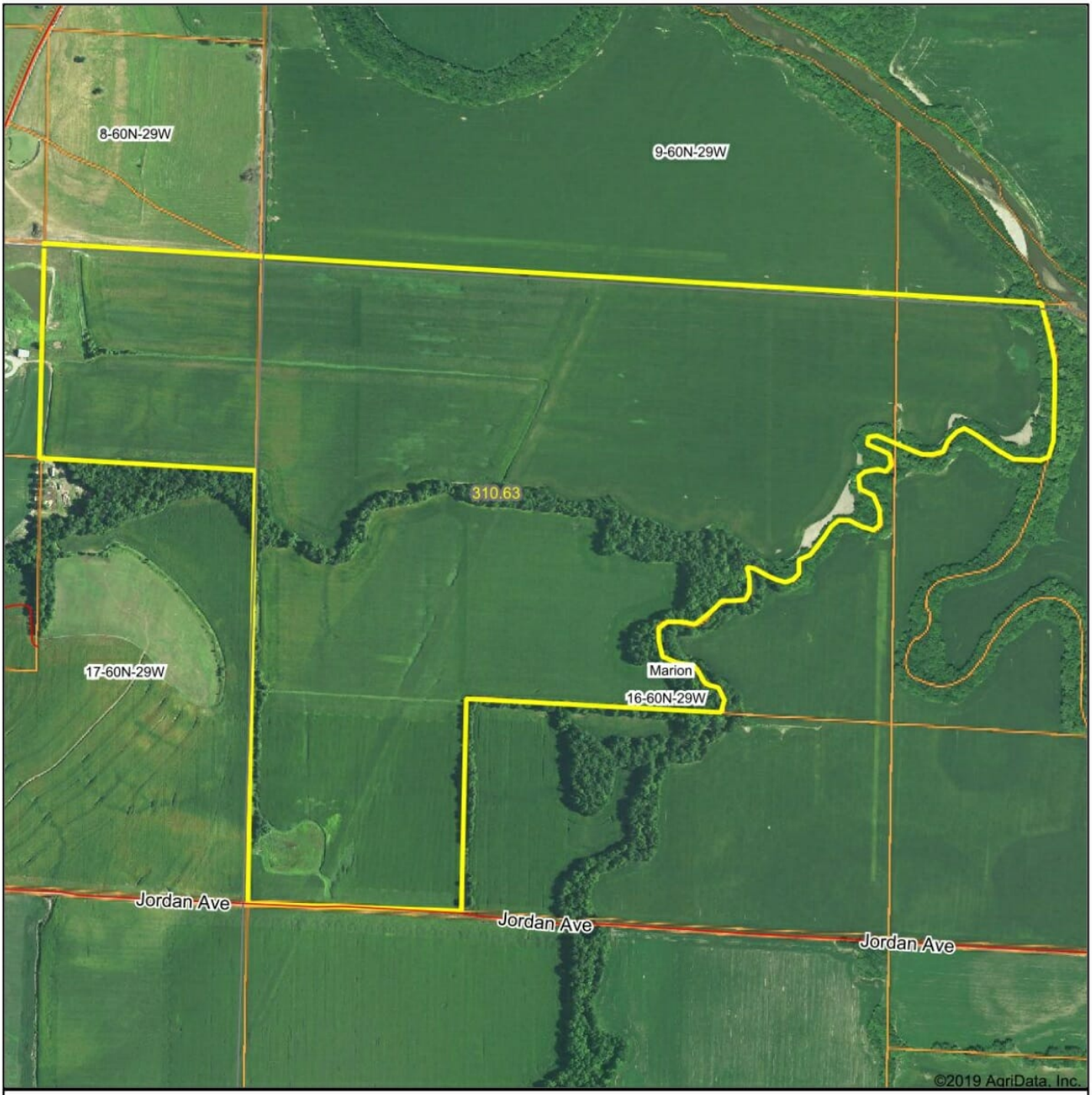
Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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.

FA

FA

Aerial Map



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

0ft 951ft 1903ft

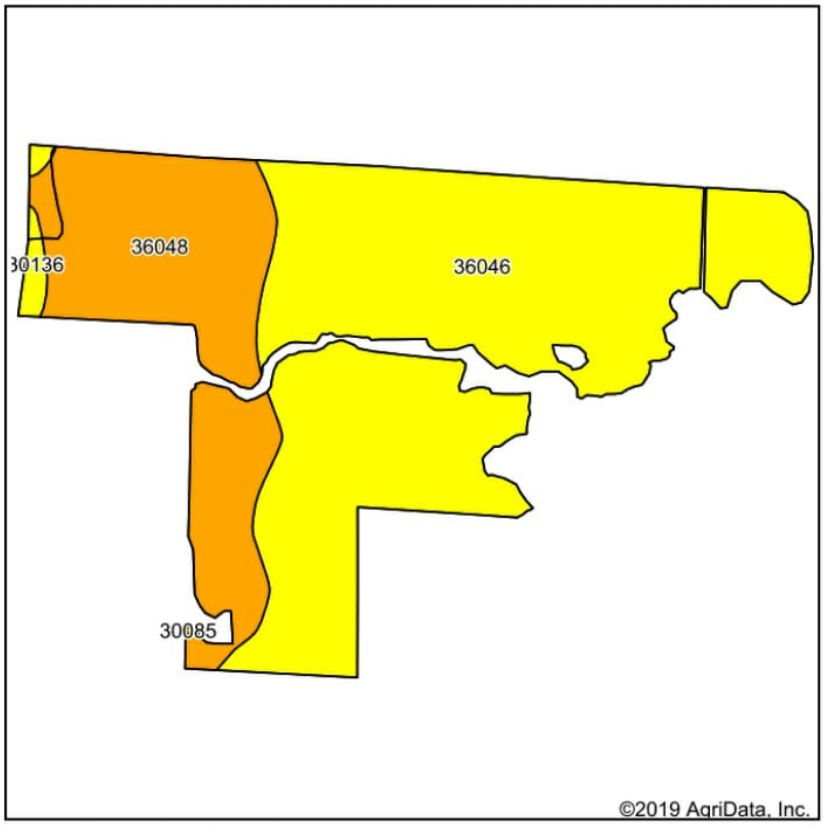
16-60N-29W
Daviess County
Missouri

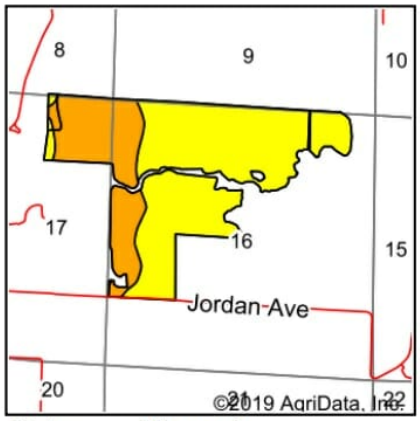
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5/20/2019

Maps Provided By:
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Soils Map





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

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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%		IIIw							51
36048	Zook silt loam, 0 to 2 percent slopes, occasionally flooded	82.89	29.3%		IIw	8		9		7	8	66
30136	Lamoni loam, 5 to 9 percent slopes	3.58	1.3%		IIIe	7	8	8	5	8	7	57
				Weighted Average		**2.4**	**0.1**	**2.7**	**0.1**	**2.1**	**2.4**	***n 55.5**

*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.

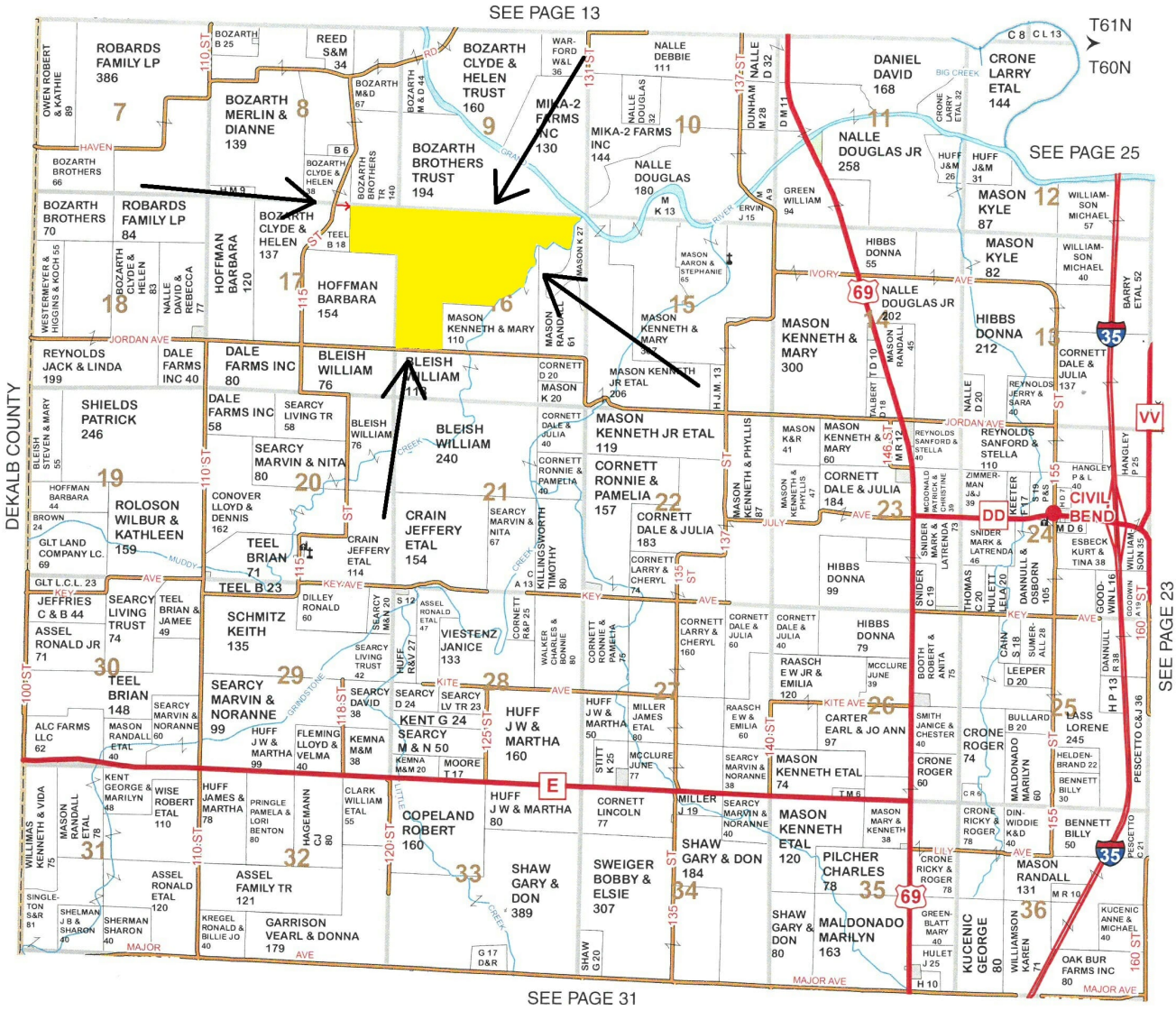
Why do some maps appear tilted or crooked?

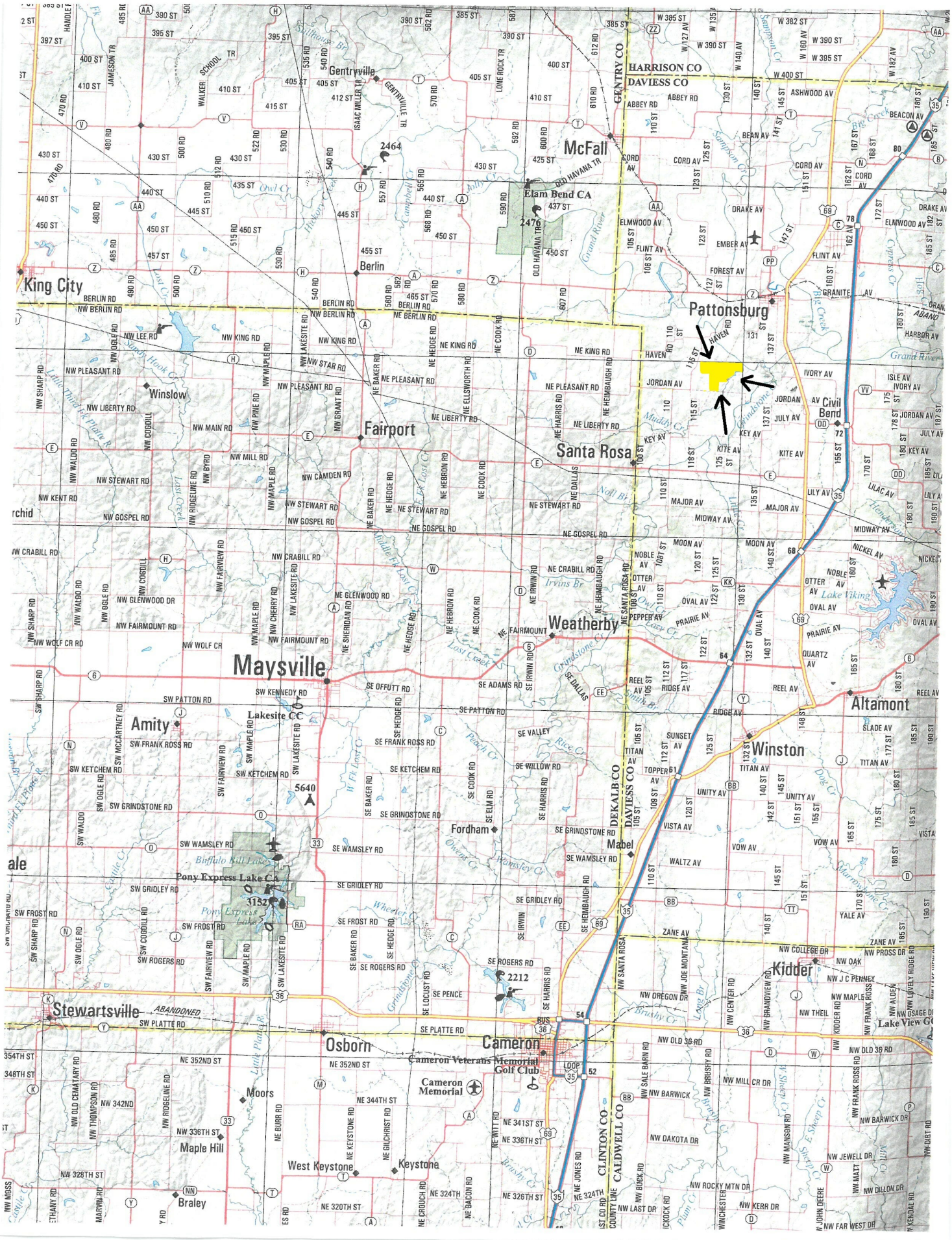
Our maps use the State Plane Coordinate System, thus some individual maps may appear "tilted" or "crooked". This is not an error, the maps are shown as they were surveyed using this system and reflect a true north-south orientation. Since the earth is round, this "tilting" occurs when projecting the map on a flat image.

mappingsolutions
Backed by experience, driven by technology.

Marion (W) Townships 60N & 61N - Ranges 28W & 29W

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Pony Express Lake CA
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