



MISSOURI Land & Farm

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

**36 Acres – CRP/Hunting with Building
Sites!!**

Hwy HH, Hale, MO 64643

Carroll County

\$207,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



This farm is located just a couple miles southeast of Hale Missouri off Hwy HH. This is a great chance to purchase an affordable farm with a great long term return.

- The South tract features 36 acres with 27.4 acres currently enrolled in the CRP program also expiring 9-30-2032. The 27.4 acres are currently paying \$206.42/acre or \$5655.91 yearly. The remainder should also offer some great hunting to boot.
- Hunting lease if desired should bring in another \$1000 annually
- \$6655.91 in total annual income or a 3.3% return for 10 years based off asking price.
- Any Crp field maybe removed from CRP program for a penalty of \$51.60 per acre

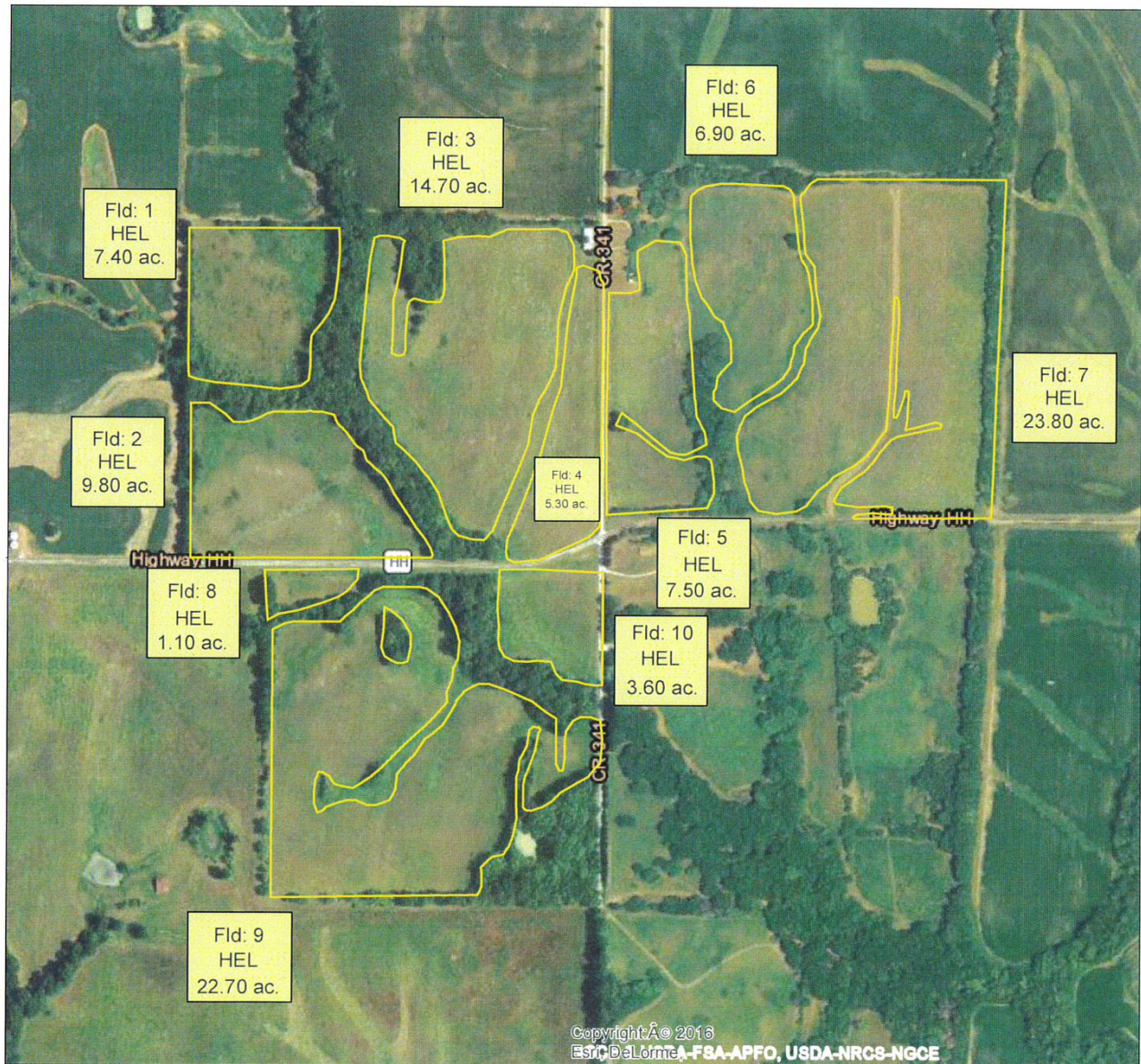
Call, Text or email Jeff Quinn 660-734-3925 today for more information or for a showing.

Date: 6/8/2022

Conservation Plan Map

Client(s): LLOYD DENNIS STEPHENS
Location: FARM- 7321 TRACT- 2709
Carroll County, Missouri
Approximate Acres: 102.80

Assisted By: TREVOR SHIRA
USDA-NRCS
CARROLLTON SERVICE CENTER
CARROLL COUNTY SWCD

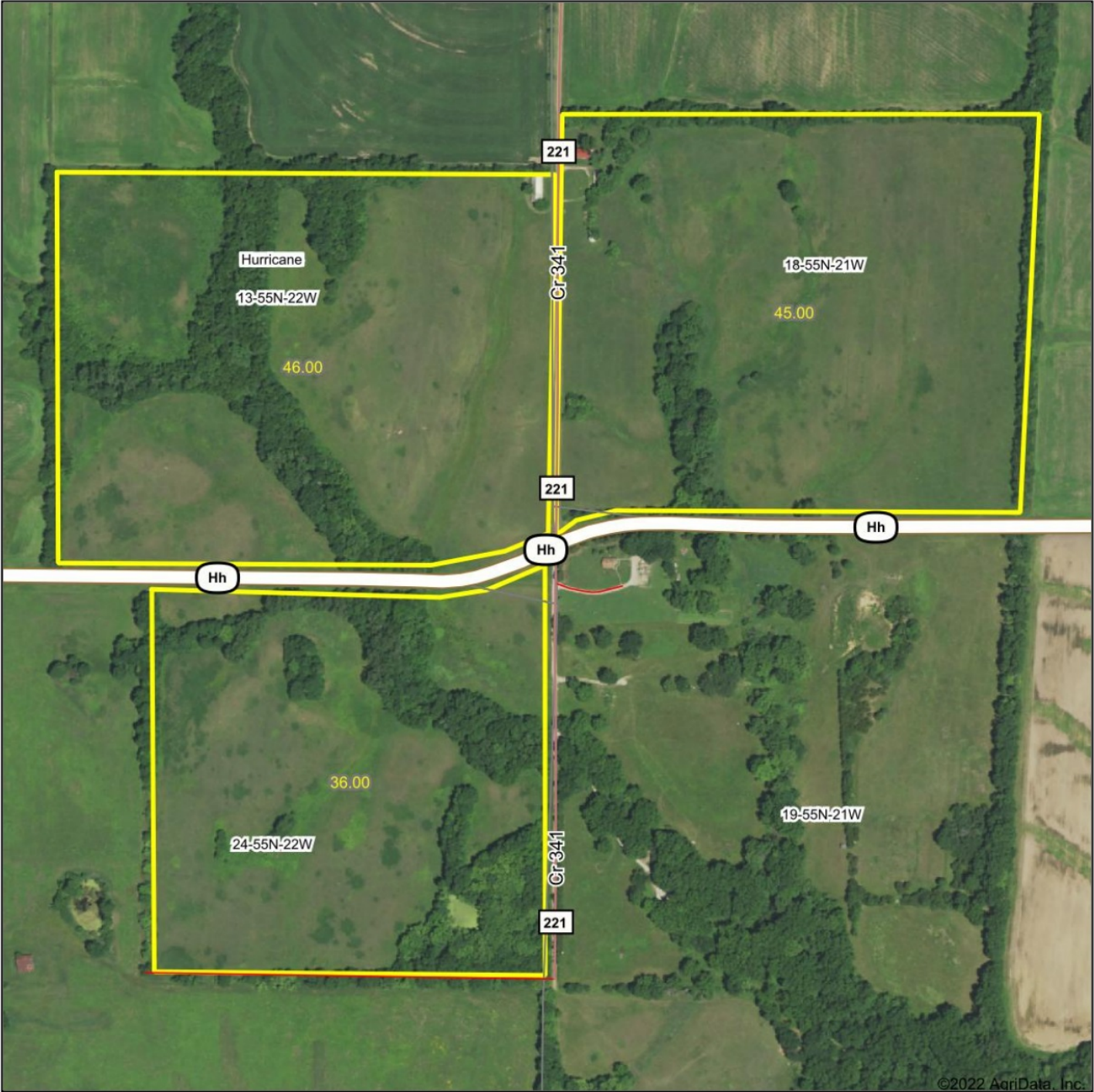


Prepared with assistance from USDA-Natural Resources Conservation Service



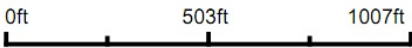
USDA is an equal opportunity provider, employer, and lender

Aerial Map

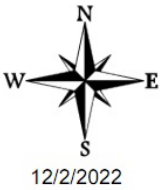


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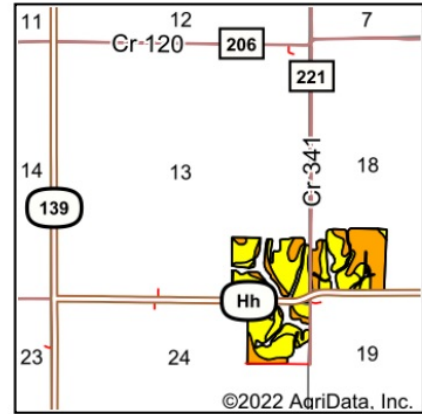
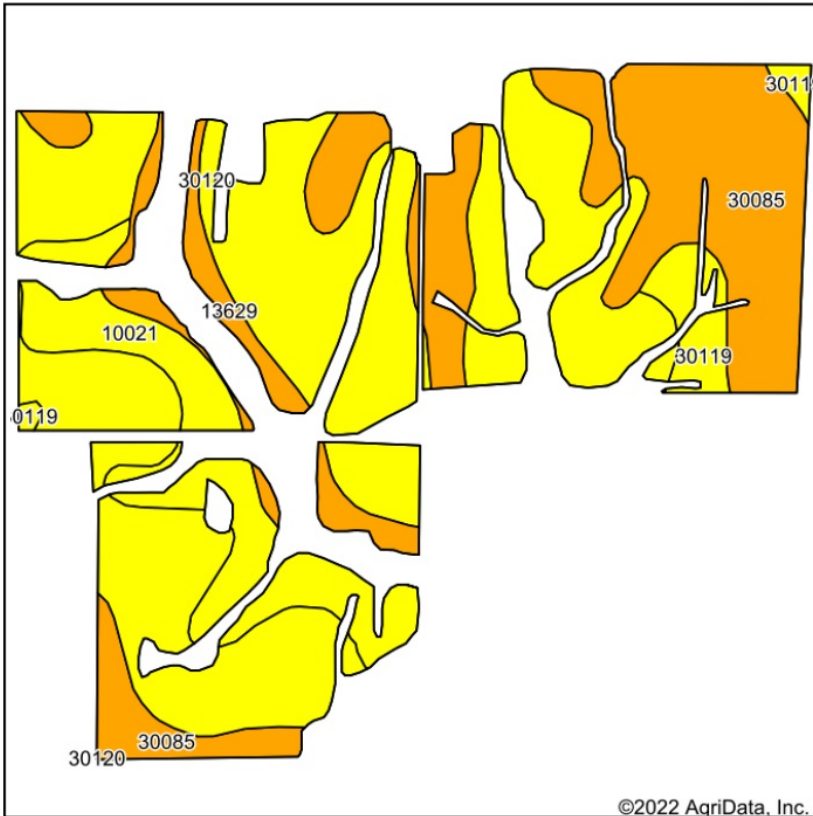
Map Center: 39° 34' 21.15, -93° 18' 37.2



13-55N-22W
Carroll County
Missouri



Soils Map



State: **Missouri**
 County: **Carroll**
 Location: **13-55N-22W**
 Township: **Hurricane**
 Acres: **102.79**
 Date: **12/2/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO033, Soil Area Version: 25													
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	
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	52.57	51.1%		Ille	5	8	7	8	7	8	58	
30085	Grundy silt loam, 2 to 5 percent slopes	29.03	28.2%		Ile							63	
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	12.47	12.1%		Ille	5	8	7	8	7	8	43	
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	5.25	5.1%		Ilw							81	
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	3.47	3.4%		Ille							57	
Weighted Average					2.67	3.2	5.1	4.4	5.1	4.4	5.1	*n 58.7	

*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.



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