



# MISSOURI Land & Farm

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**185.6 Acre Nice Bottom Farm, 3.3%  
Return!!**

**Hwy 139, Harris, MO, 64645**

**Sullivan Co.**

**\$1,495,000**



**CONTACT:**



**JEFFREY QUINN**

Broker

**660-734-3925**

jquinn@missourilandandfarm.com



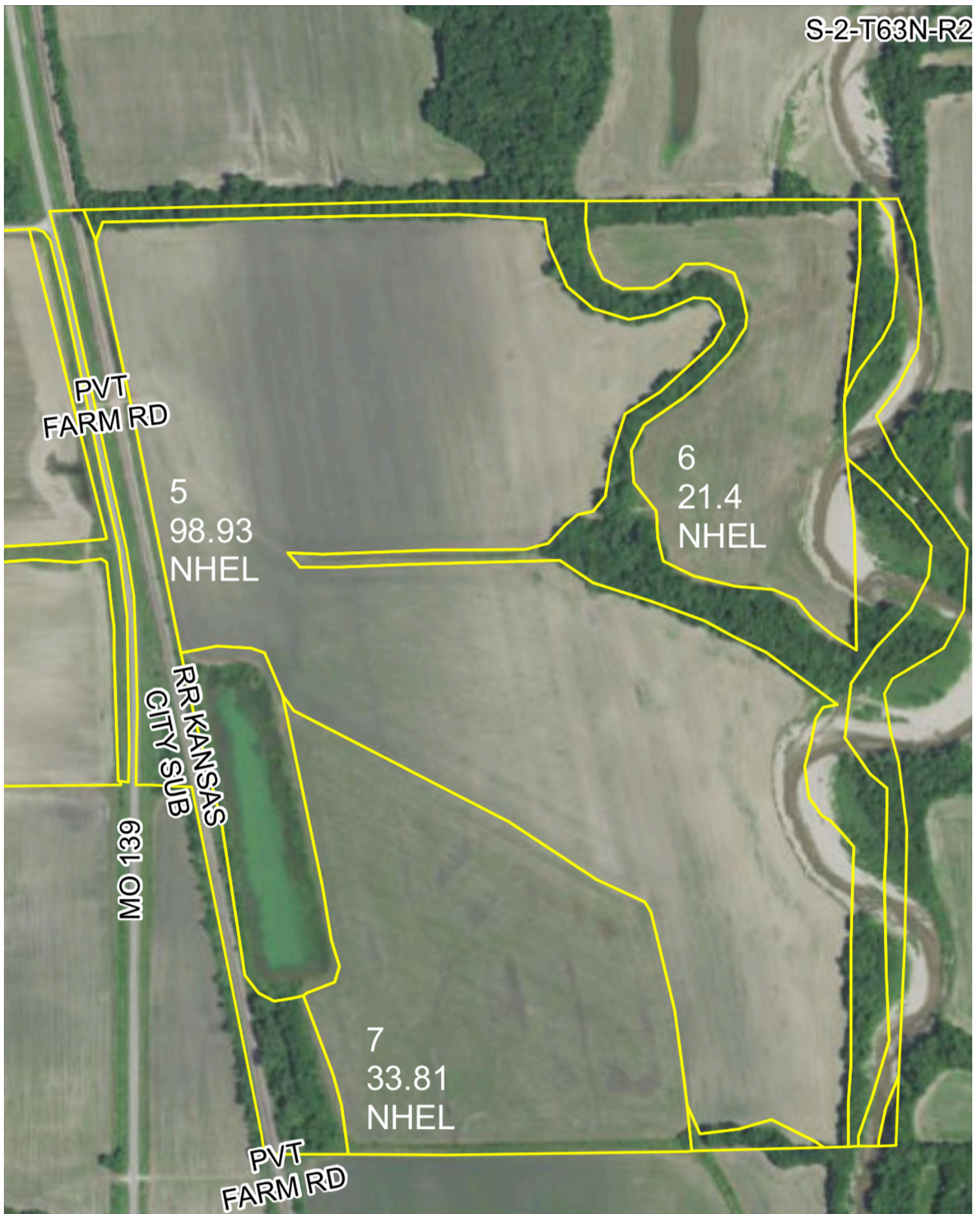
This 185.6 Acres farm is located on the east side of Hwy 139 just south of Harris, MO along Medicine Creek.

The farm features 154.14 tillable acres. The owners have a cash rent offer of \$300 per acre or \$46,880 annually for 2023,2024 & 2025. The bottom has been improved with drainage practices and owners are fixing a crossing into the back field.

The hunting along Medicine Creek is a great place to catch those cruising whitetails, and spring time gobblers. If your not a hunter it should fetch a \$2500 to \$3000 hunting lease.

Total income would run \$48,889 maybe more and a 3.3%

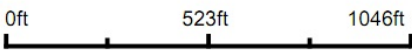
For more information call or text Jeff Quinn @ 660-734-3925



Aerial Map



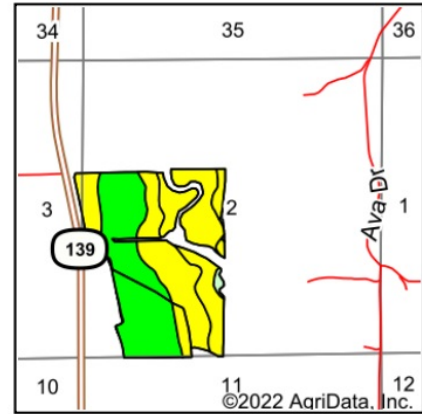
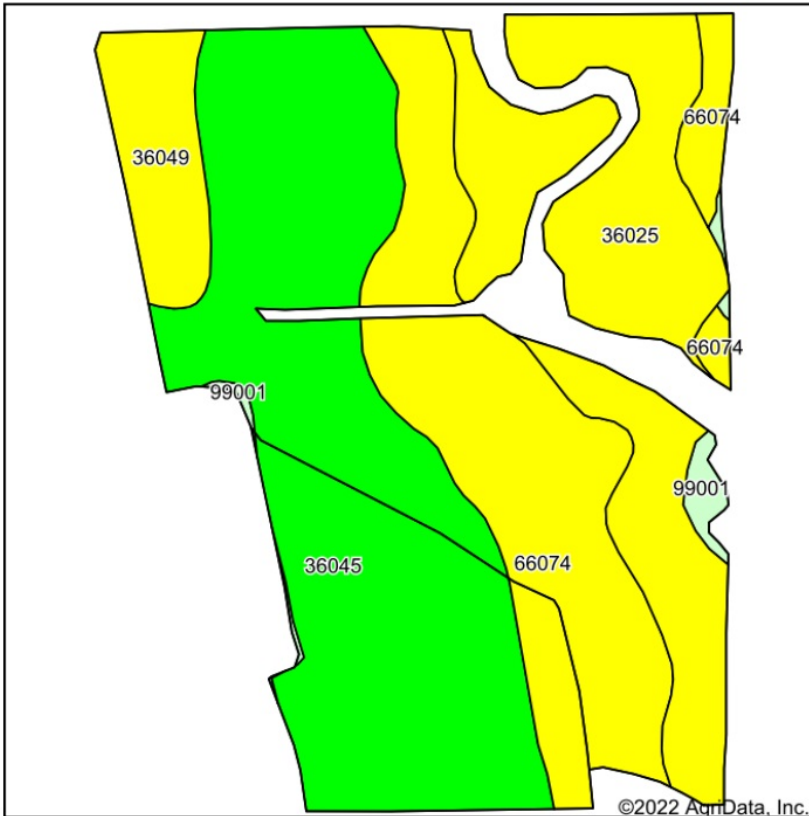
Map Center: 40° 17' 9.26, -93° 20' 36.9



**2-63N-22W**  
**Sullivan County**  
**Missouri**



# Soils Map



State: **Missouri**  
 County: **Sullivan**  
 Location: **2-63N-22W**  
 Township: **Liberty**  
 Acres: **154.63**  
 Date: **10/19/2022**

Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO211, Soil Area Version: 23												
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
36045	Wabash silty clay, 0 to 2 percent slopes, frequently flooded	64.61	41.8%		IVw			7	6	8	9	3
66074	Chequest silty clay loam, 0 to 2 percent slopes, frequently flooded	40.41	26.1%		IIIw			8	7	8	9	4
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	38.42	24.8%		IIIw	6	9	8	7	7	9	45
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	9.22	6.0%		IIIw			8	7	8	8	45
99001	Water	1.97	1.3%									
Weighted Average					*-	1.5	2.2	7.5	6.5	7.6	8.8	*n 16.2

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



## Sullivan County Clerk's Office

**Phone: 660.265.3786 • Fax: 660.265.3724**

Email: [scbridge@windstream.net](mailto:scbridge@windstream.net)

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