



# MISSOURI Land & Farm

[www.missourilandandfarm.com](http://www.missourilandandfarm.com) • Office: 660-258-3185 • Fax: 660-258-2082

**240 Acres of Salt River Bottom Ground  
4.3% Return**

**Clarke Ave , La Plata Mo, 63549**

**Knox County**

**\$1,250,000**



## CONTACT:



**JEFFREY QUINN**

Broker

**660-734-3925**

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

The location of this farm makes for easy access off hwy 63 and Hwy E. Its situated just NE of La Plata, MO in Knox County, but touching Adair and Macon Counties.

Farm lays favorable to farming and is primarily all bottom ground.

25% are Class II soils consisting of 49.8 Fatima Silt Loam and 1.8 Gifford Silt Loam.

The remainder are mostly class 3 soils Consisting of Chequest, Gifford, Arbela, Wabash, and Vesser

The farm has a current cash rent offer for the next 3 years 2021-2023.

Cash rent @ \$230 per acre x 207 Acres would make a yearly payment of \$47,610.

Spring payment - all upfront March 15

There is a rental house on the property that's currently rented for \$300/month or \$3600/yearly.

This could be a great source of additional income, sold off, or turned into a hunting cabin. The current tenant has been there for some time and would really like the opportunity to keep renting.

This farm is in a great area for big Northern Missouri Whitetails. A couple nice funnels, cover and food are sure to send those rutting whitetails through this farm.

Hunting leases in this area are a hot commodity and should bring in at least another \$2500 annually

Investment wise the total income on this farm would be at least \$53,710 annually and 4.3% return on asking price.

Call, Text, or Email Jeff Quinn today for more information 1-660-734-3925.

Directions:

Go 3 miles North of La Plata on Hwy 63 then turn Right/East onto Hwy E.

Proceed East on Hwy E for 6.25 miles. Hwy will make a 90 to the left.

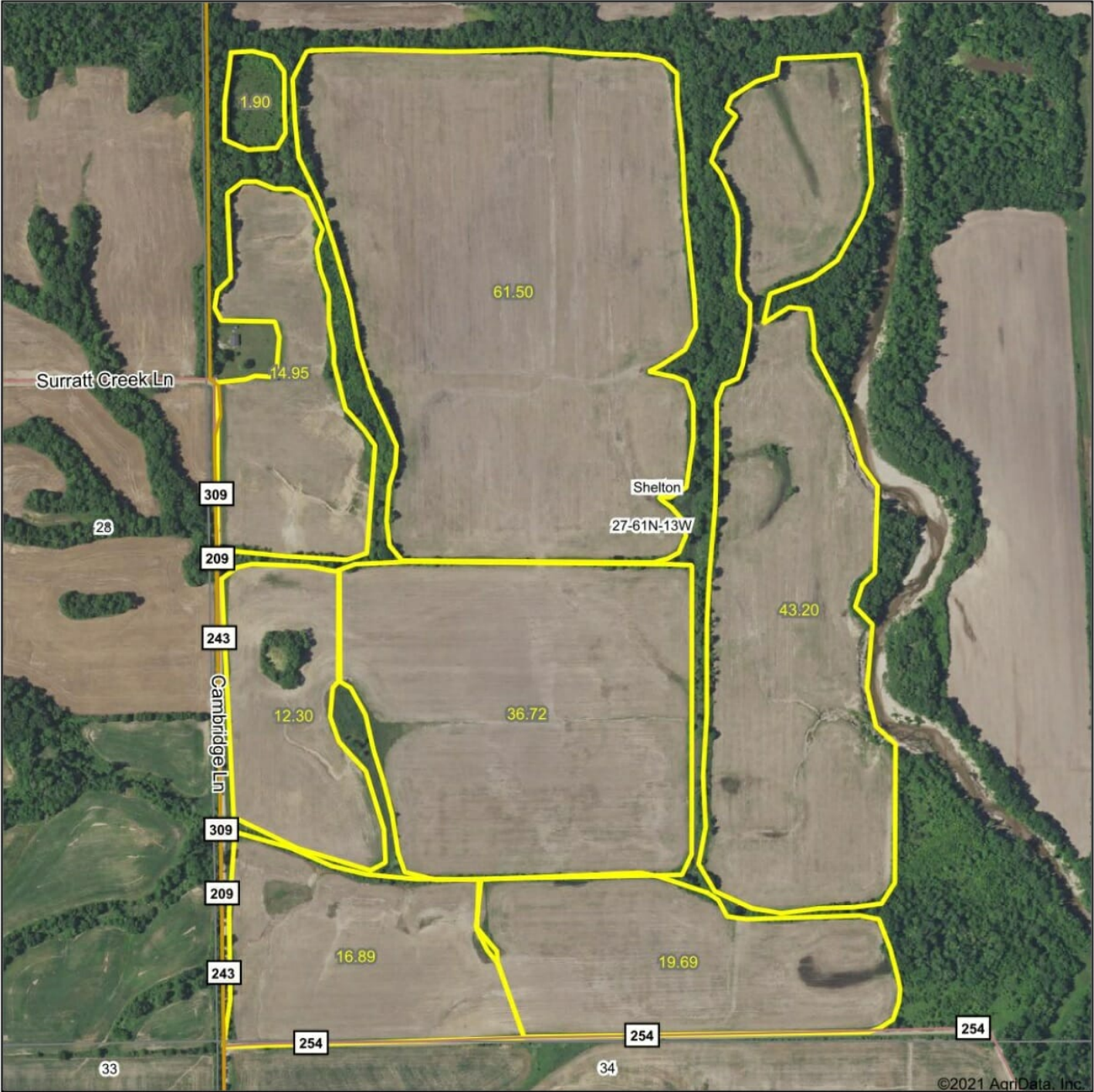
Take Wilson Town Lane 1/2 mile to the Right/South.

Turn Left/East onto Surratt Creek Ln and the farm is 2 miles straight ahead across T intersection.

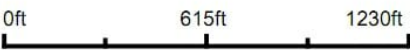
Taxes: \$1235.78



Aerial Map



Map Center: 40° 3' 25.8, -92° 20' 26.66



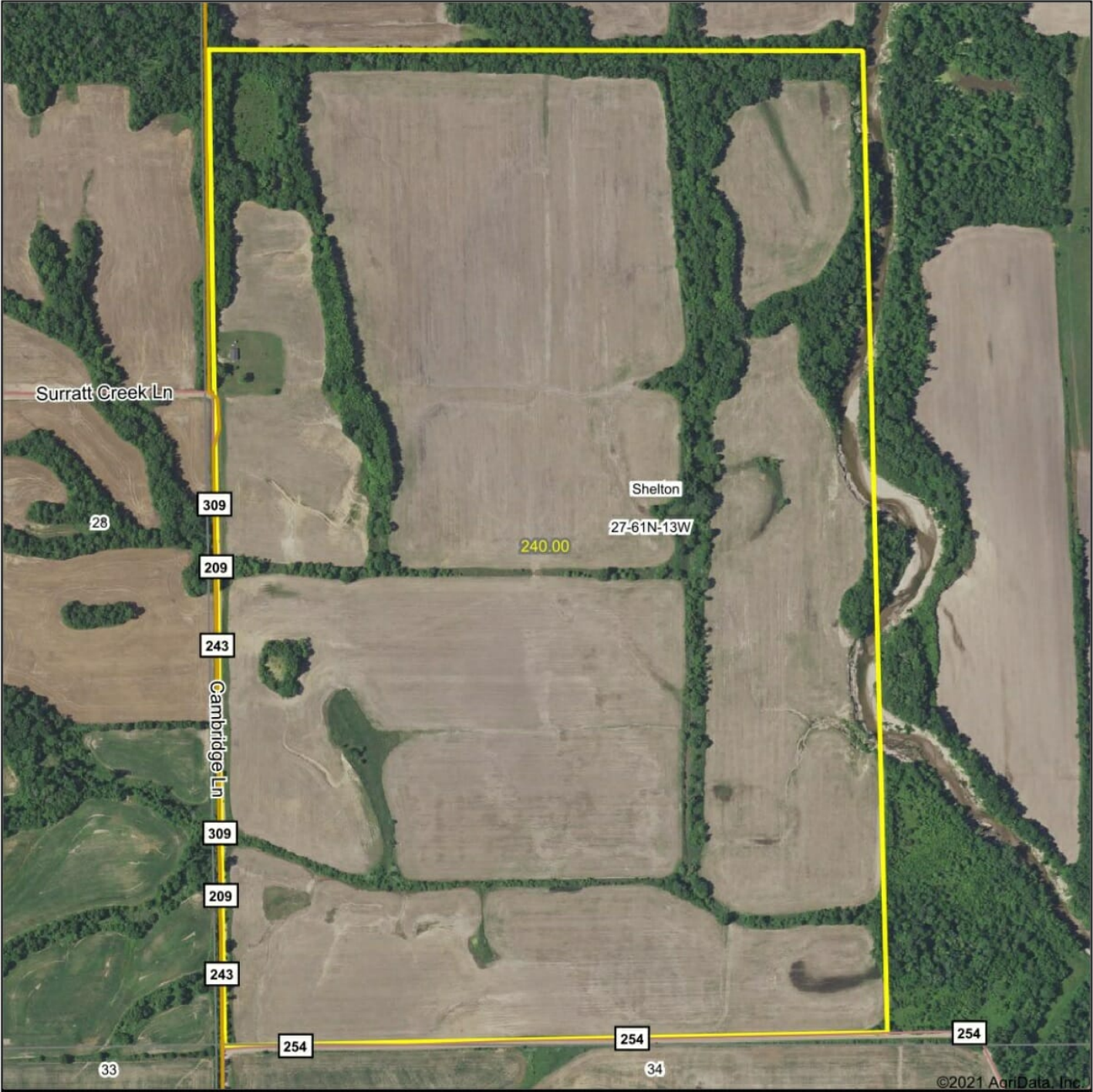
27-61N-13W  
Knox County  
Missouri



2/11/2021

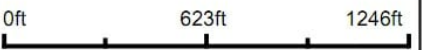


Aerial Map



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Map Center: 40° 3' 26.25, -92° 20' 26.38



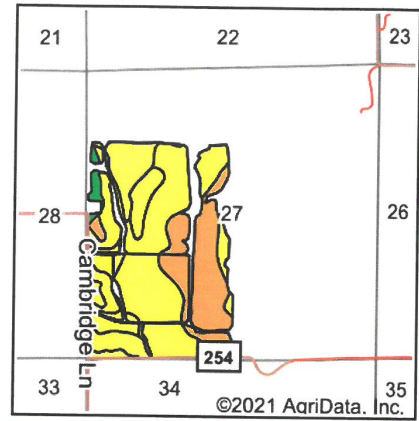
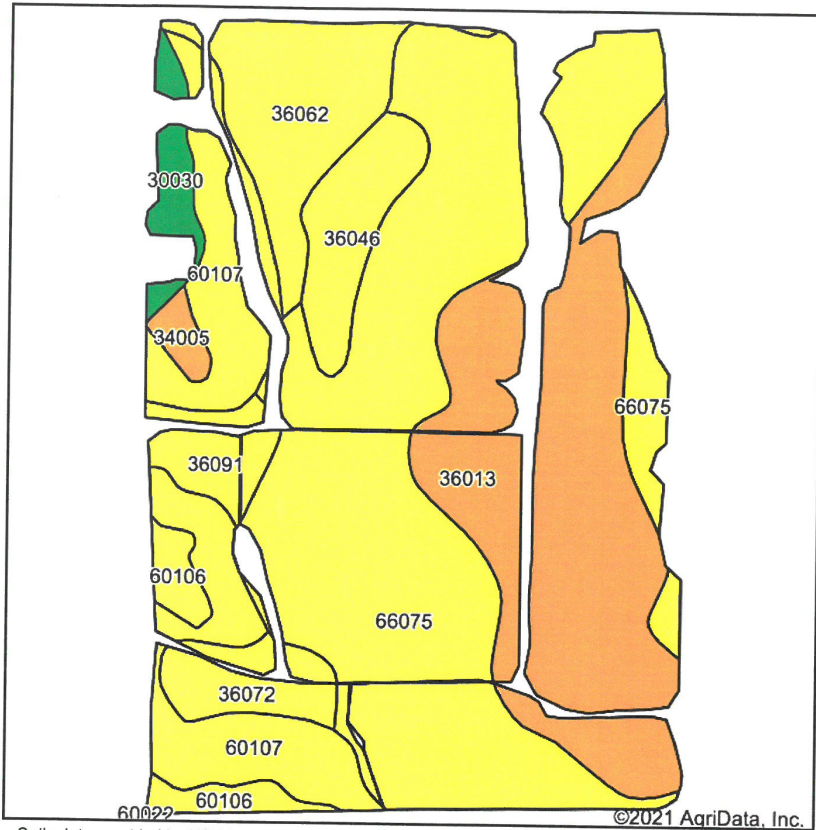
27-61N-13W  
Knox County  
Missouri



2/10/2021



# Soils Map



State: **Missouri**  
 County: **Knox**  
 Location: **27-61N-13W**  
 Township: **Shelton**  
 Acres: **207.15**  
 Date: **2/11/2021**

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

Area Symbol: MQ103, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
66075	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	83.68	40.4%		IIIw	8	7	8	8	57
36013	Fatima silt loam, 0 to 2 percent slopes, occasionally flooded	49.80	24.0%		IIw	7	8	7	9	82
60107	Gifford silty clay loam, 5 to 9 percent slopes, eroded	25.83	12.5%		IIIe	8	7	8	9	51
36062	Arbela silty clay loam, 0 to 2 percent slopes, occasionally flooded	16.40	7.9%		IIw	8	7	8	9	58
36046	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	9.19	4.4%		IIw					49
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	6.39	3.1%		IIw	8	7	8	10	72
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	5.35	2.6%		IIw	8	7	8	10	80
60106	Gifford silty clay loam, 2 to 5 percent slopes	4.84	2.3%		IIIe	8	7	8	9	52
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	3.87	1.9%		IVe					41
34005	Gifford silt loam, 2 to 5 percent slopes, rarely flooded	1.80	0.9%		Ile	8	7	8	9	72
Weighted Average						7.3	6.8	7.3	8.1	*n 62.8

\*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.





