MISSOURI Land & Farm

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

292.3 Acres of Prime Missouri River Bottom Farm Ground, 4% Return!!

Bonhomme Island

St. Charles

$1,825,000

CONTACT:

JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

There's a reason Missouri River bottoms are some of the most coveted crop production acres in the country. Fertile and favorably laying soils have produced some exceptional corn, wheat, and soybeans. This 292.3 acre farm in St. Charles County is a great example of this sort of sought after acreage. With additional recreational value and excellent location.

This 292.3 acre farm features 278 tillable acres of which 90% are class 2 soils. The tillable acres are cash rented for $250/acre or $69,500 annually for 2020 and 2021. Cash rent checks are written upfront each year. The farmer has a good history of crops on the farm and has taken great care and uses the best practices. A hunting lease is in place for an additional $3500 per year. To take the total income to $73,000 in yearly income and a 4% Return.

For more information call, text or email Jeff Quinn 1-660-734-3925

Taxes: $2125

Aerial Map

Map Center: 38° 41' 55.92, -90° 35' 29.91

0ft 1043ft 2087ft

N
W E
S

St Charles County
Missouri

7/14/2020

Maps Provided By:
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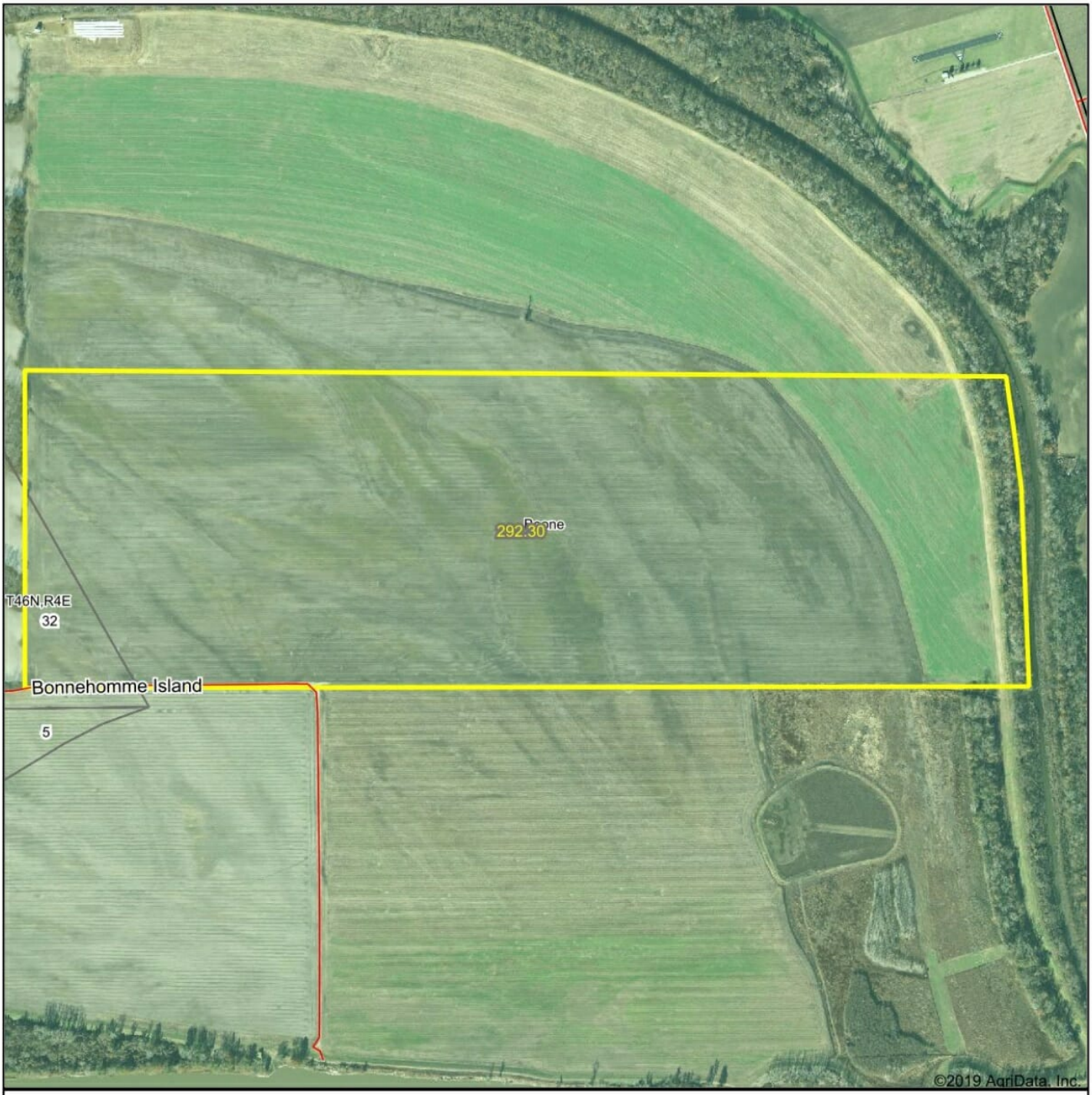
Aerial Map



Map Center: 38° 41' 35.14, -90° 35' 23.21

0ft 988ft 1975ft

N
W E
S

St Charles County
Missouri

3/16/2020

Maps Provided By:
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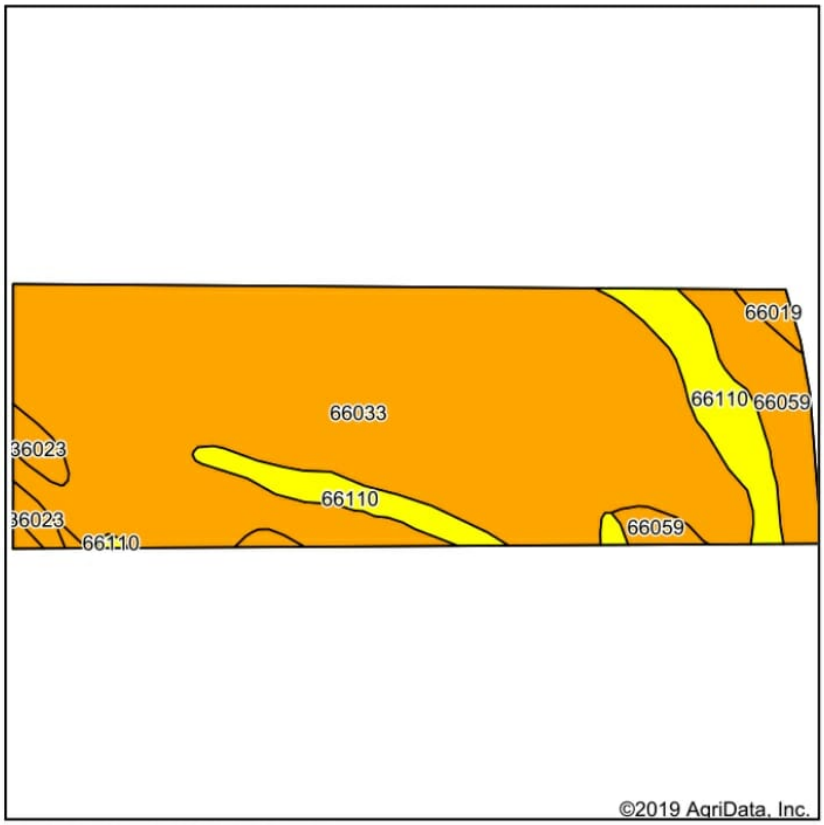
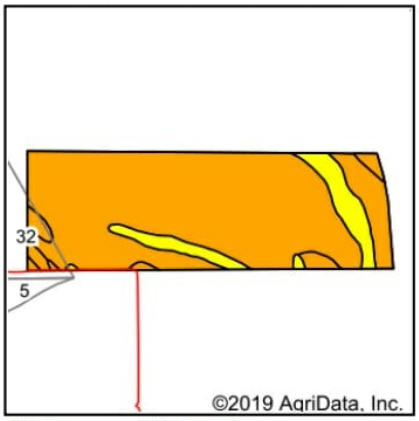
Soils Map





State: **Missouri**
County: **St Charles**
Location: **38° 41' 35.14, -90° 35' 23.21**
Township: **Boone**
Acres: **278.14**
Date: **3/16/2020**

Maps Provided By:
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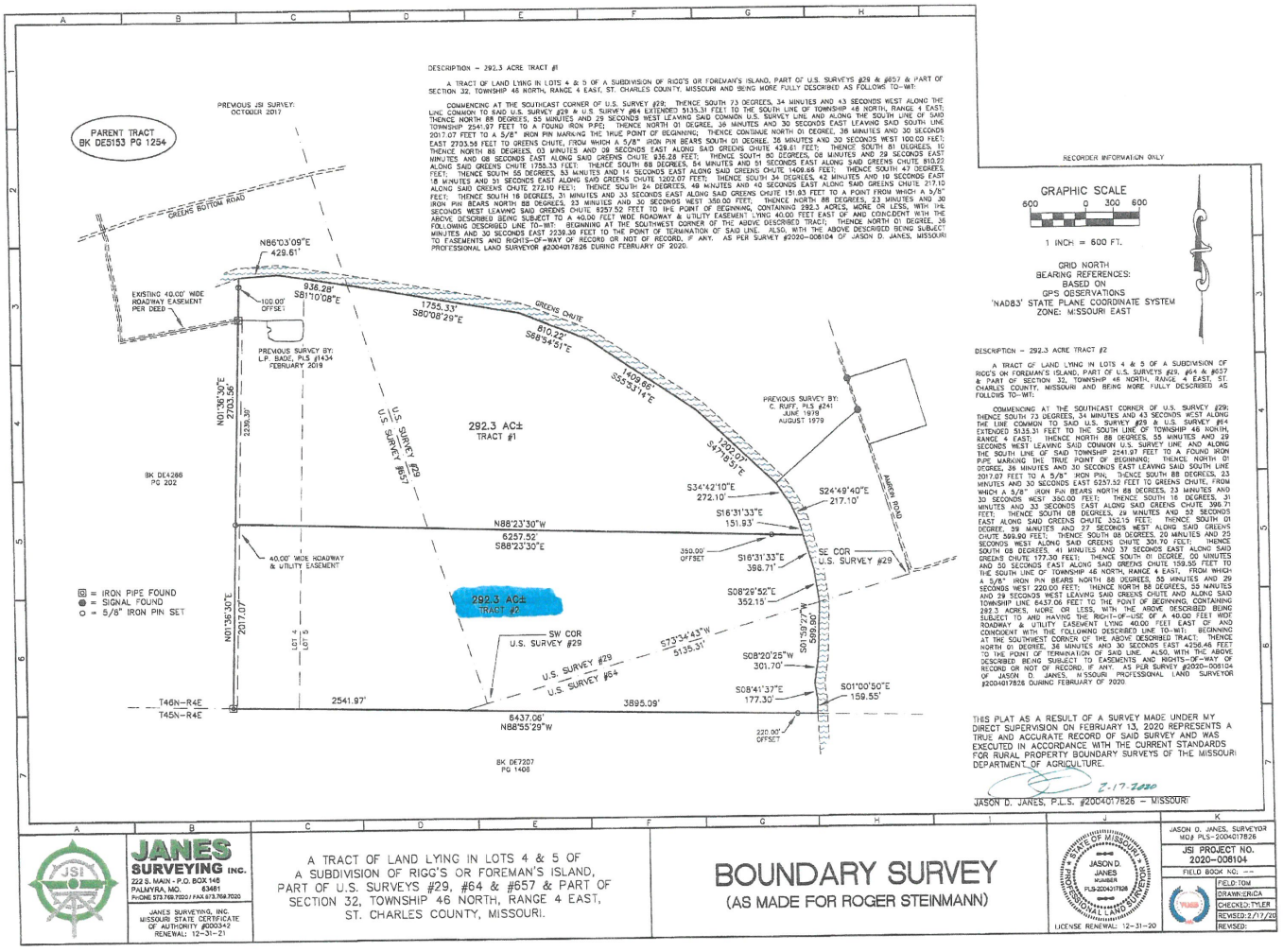
Soils data provided by USDA and NRCS.

Area Symbol: MO183, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
66033	Lowmo-Peers complex, 0 to 2 percent slopes, occasionally flooded	217.25	78.1%		IIw			8	8	7	9	73
66110	SansDessein silty clay, 0 to 2 percent slopes, occasionally flooded	28.82	10.4%		IIIw			8	7	8	9	46
66059	Peers silty clay loam, 0 to 2 percent slopes, occasionally flooded	23.63	8.5%		IIw			8	9	8	10	78
36023	Landes fine sandy loam, 0 to 2 percent slopes, occasionally flooded	5.47	2.0%		IIw	6	9	8	7	7	9	59
66019	Lowmo silt loam, 0 to 2 percent slopes, occasionally flooded	2.97	1.1%		IIw			8	7	7	9	70
				Weighted Average		**0.1**	**0.2**	**8**	**8**	**7.2**	**9.1**	***n 70.3**

*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.



DESCRIPTION – 292.3 ACRE TRACT #1

A TRACT OF LAND LYING IN LOTS 4 & 5 OF A SUBDIVISION OF RIGG'S OR FOREMAN'S ISLAND, PART OF U.S. SURVEYS #29 & #657 & PART OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF U.S. SURVEY #29; THENCE SOUTH 73 DEGREES, 34 MINUTES AND 43 SECONDS WEST ALONG THE LINE COMMON TO SAID U.S. SURVEY #29 & U.S. SURVEY #64 EXTENDED 5135.31 FEET TO THE SOUTH LINE OF TOWNSHIP 46 NORTH, RANGE 4 EAST; THENCE NORTH 88 DEGREES, 55 MINUTES AND 29 SECONDS WEST LEAVING SAID COMMON U.S. SURVEY LINE AND ALONG THE SOUTH LINE OF SAID TOWNSHIP 2541.97 FEET TO A FOUND IRON PIPE; THENCE NORTH 01 DEGREE, 36 MINUTES AND 30 SECONDS EAST LEAVING SAID SOUTH LINE 2017.07 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREE, 36 MINUTES AND 30 SECONDS EAST 2703.56 FEET TO GREENS CHUTE, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 36 MINUTES AND 30 SECONDS WEST 100.00 FEET; THENCE NORTH 86 DEGREES, 03 MINUTES AND 09 SECONDS EAST ALONG SAID GREENS CHUTE 429.61 FEET; THENCE SOUTH 81 DEGREES, 10 MINUTES AND 08 SECONDS EAST ALONG SAID GREENS CHUTE 936.28 FEET; THENCE SOUTH 80 DEGREES, 08 MINUTES AND 29 SECONDS EAST ALONG SAID GREENS CHUTE 1755.33 FEET; THENCE SOUTH 68 DEGREES, 34 MINUTES AND 51 SECONDS EAST ALONG SAID GREENS CHUTE 810.22 FEET; THENCE SOUTH 55 DEGREES, 53 MINUTES AND 14 SECONDS EAST ALONG SAID GREENS CHUTE 1408.86 FEET; THENCE SOUTH 47 DEGREES, 18 MINUTES AND 51 SECONDS EAST ALONG SAID GREENS CHUTE 1202.07 FEET; THENCE SOUTH 34 DEGREES, 42 MINUTES AND 10 SECONDS EAST ALONG SAID GREENS CHUTE 272.10 FEET; THENCE SOUTH 24 DEGREES, 49 MINUTES AND 40 SECONDS EAST ALONG SAID GREENS CHUTE 217.10 FEET; THENCE SOUTH 16 DEGREES, 31 MINUTES AND 33 SECONDS EAST ALONG SAID GREENS CHUTE 151.93 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 88 DEGREES, 23 MINUTES AND 30 SECONDS WEST 350.00 FEET; THENCE NORTH 88 DEGREES, 23 MINUTES AND 30 SECONDS WEST LEAVING SAID GREENS CHUTE 6257.52 FEET TO THE POINT OF BEGINNING, CONTAINING 292.3 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO A 40.00 FEET WIDE ROADWAY & UTILITY EASEMENT LYING 40.00 FEET EAST OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 01 DEGREE, 36 MINUTES AND 30 SECONDS EAST 2239.39 FEET TO THE POINT OF TERMINATION OF SAID LINE. ALSO, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2020-006104 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING FEBRUARY OF 2020.

RECORDER INFORMATION ONLY

GRAPHIC SCALE
600 0 300 600
1 INCH = 600 FT.

GRID NORTH
BEARING REFERENCES:
BASED ON
GPS OBSERVATIONS
'NAD83' STATE PLANE COORDINATE SYSTEM
ZONE: MISSOURI EAST

DESCRIPTION – 292.3 ACRE TRACT #2

A TRACT OF LAND LYING IN LOTS 4 & 5 OF A SUBDIVISION OF RIGG'S OR FOREMAN'S ISLAND, PART OF U.S. SURVEYS #29, #64 & #657 & PART OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF U.S. SURVEY #29; THENCE SOUTH 73 DEGREES, 34 MINUTES AND 43 SECONDS WEST ALONG THE LINE COMMON TO SAID U.S. SURVEY #29 & U.S. SURVEY #64 EXTENDED 5135.31 FEET TO THE SOUTH LINE OF TOWNSHIP 46 NORTH, RANGE 4 EAST; THENCE NORTH 88 DEGREES, 55 MINUTES AND 29 SECONDS WEST LEAVING SAID COMMON U.S. SURVEY LINE AND ALONG THE SOUTH LINE OF SAID TOWNSHIP 2541.97 FEET TO A FOUND IRON PIPE MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 01 DEGREE, 36 MINUTES AND 30 SECONDS EAST LEAVING SAID SOUTH LINE 2017.07 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 23 MINUTES AND 30 SECONDS EAST 6257.52 FEET TO GREENS CHUTE, FROM WHICH A 5/8" IRON PIN BEARS NORTH 88 DEGREES, 23 MINUTES AND 30 SECONDS WEST 350.00 FEET; THENCE SOUTH 16 DEGREES, 31 MINUTES AND 33 SECONDS EAST ALONG SAID GREENS CHUTE 398.71 FEET; THENCE SOUTH 08 DEGREES, 29 MINUTES AND 52 SECONDS EAST ALONG SAID GREENS CHUTE 352.15 FEET; THENCE SOUTH 01 DEGREE, 58 MINUTES AND 27 SECONDS WEST ALONG SAID GREENS CHUTE 599.90 FEET; THENCE SOUTH 08 DEGREES, 20 MINUTES AND 25 SECONDS WEST ALONG SAID GREENS CHUTE 301.70 FEET; THENCE SOUTH 08 DEGREES, 41 MINUTES AND 37 SECONDS EAST ALONG SAID GREENS CHUTE 177.30 FEET; THENCE SOUTH 01 DEGREE, 00 MINUTES AND 50 SECONDS EAST ALONG SAID GREENS CHUTE 159.55 FEET TO THE SOUTH LINE OF TOWNSHIP 46 NORTH, RANGE 4 EAST, FROM WHICH A 5/8" IRON PIN BEARS NORTH 88 DEGREES, 55 MINUTES AND 29 SECONDS WEST 220.00 FEET; THENCE NORTH 88 DEGREES, 55 MINUTES AND 29 SECONDS WEST LEAVING SAID GREENS CHUTE AND ALONG SAID TOWNSHIP LINE 6437.06 FEET TO THE POINT OF BEGINNING, CONTAINING 292.3 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO AND HAVING THE RIGHT-OF-USE OF A 40.00 FEET WIDE ROADWAY & UTILITY EASEMENT LYING 40.00 FEET EAST OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 01 DEGREE, 36 MINUTES AND 30 SECONDS EAST 4256.46 FEET TO THE POINT OF TERMINATION OF SAID LINE. ALSO, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2020-006104 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING FEBRUARY OF 2020.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON FEBRUARY 13, 2020 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR RURAL PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE.

2-17-2020

JASON D. JANES, P.L.S. #2004017826 – MISSOURI

JANES SURVEYING INC.
222 S. MAIN - P.O. BOX 146
PALMYRA, MO. 63461
PHONE 573.769.7020 / FAX 573.769.7030

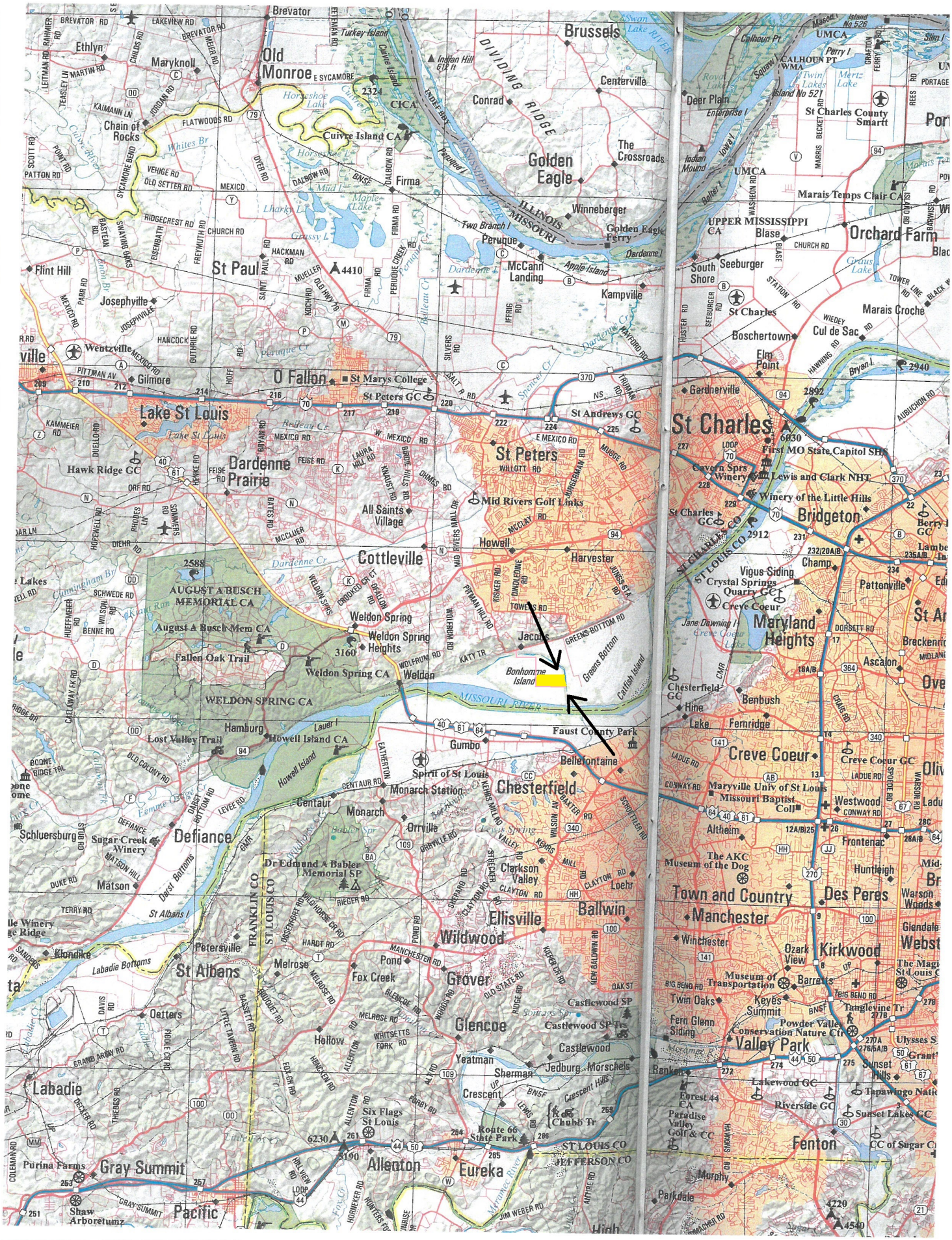
JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE
OF AUTHORITY #2003-42
RENEWAL: 12-31-21

A TRACT OF LAND LYING IN LOTS 4 & 5 OF A SUBDIVISION OF RIGG'S OR FOREMAN'S ISLAND, PART OF U.S. SURVEYS #29, #64 & #657 & PART OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR ROGER STEINMANN)

STATE OF MISSOURI
JASON D. JANES
NUMBER PLS-2004017826
PROFESSIONAL LAND SURVEYOR
LICENSE RENEWAL: 12-31-20

JASON D. JANES, SURVEYOR
MO# PLS-2004017826
JSI PROJECT NO.
2020-006104
FIELD BOOK NO: --
FIELD: TOM
DRAWN: ERICA
CHECKED: TYLER
REVISED: 2/17/20
REVISED:



Brevator
Old Monroe
Brussels
Centerville
Conrad
Golden Eagle
The Crossroads
Winneberger
Golden Eagle Ferry
Peruque
McCann Landing
Kampville
Firma
Cuivre Island CA
Maryknoll
Ethlyn
Chain of Rocks
Flint Hill
Josephville
Wentzville
Gilmore
St Paul
O Fallon
St Marys College
St Peters GC
St Andrews GC
Lake St Louis
Hawk Ridge GC
Dardenne Prairie
St Peters
Mid Rivers Golf Links
All Saints Village
Cottleville
Howell
Harvester
AUGUST A BUSCH MEMORIAL CA
August A Busch Mem CA
Weldon Spring
Weldon Spring Heights
Fallen Oak Trail
Weldon Spring CA
Weldon
Jacobs
Bonhomme Island
WELDON SPRING CA
MISSOURI RIVER
Hamburg
Lost Valley Trail
Howell Island CA
Faust County Park
Gumbo
Bellefontaine
Spirit of St Louis
Monarch Station
Chesterfield
Centaur
Monarch
Orrville
Defiance
Schluersburg
Sugar Creek Winery
Matson
Dr Edmund A Babler Memorial SP
Clarkson Valley
Loehr
Ballwin
Ellisville
Wildwood
Petersville
St Albans
Melrose
Pond
Fox Creek
Grover
Castlewood SP
Castlewood SP Trs
Glencoe
Castlewood
Hollow
Yeatman
Sherman
Jedburg
Morschels
Crescent
Labadie
Six Flags St Louis
Route 66 State Park
Chubb Tr
Purina Farms
Gray Summit
Allenton
Eureka
Shaw Arboretumz
Pacific
FRANKLIN CO
ST LOUIS CO
JEFFERSON CO
Deer Plain
St Charles County Smartt
Marais Temps Clair CA
UPPER MISSISSIPPI CA
Orchard Farm
Blase
South Shore
Seeburger
St Charles
Marais Croche
Boschertown
Cul de Sac
Elm Point
Gardnerville
St Charles
First MO State Capitol SHS
Cavern Sprs Winery
Lewis and Clark NHT
Winery of the Little Hills
Bridgeton
Vigus Siding
Crystal Springs Quarry GC
Creve Coeur
Pattonville
Maryland Heights
Ascalon
Chesterfield GC
Benbush
Hine Lake
Fernridge
Creve Coeur
Creve Coeur GC
Maryville Univ of St Louis
Missouri Baptist Coll
Westwood
Altheim
Frontenac
The AKC Museum of the Dog
Huntleigh
Town and Country
Des Peres
Manchester
Winchester
Ozark View
Kirkwood
Museum of Transportation
Barretts
Twin Oaks
Keyes Summit
Fern Glenn Siding
Powder Valley Conservation Nature Ctr
Valley Park
Lakewood GC
Riverside GC
Sunset Hills
Sunset Lakes GC
Fenton
Murphy
Parkdale