



MISSOURI Land & Farm

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**46 Acres – CRP/Hunting with Building
Sites. – 3.5% Return for 10 Years!!**

Hwy HH, Hale, MO 64643

Carroll County

\$264,500



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



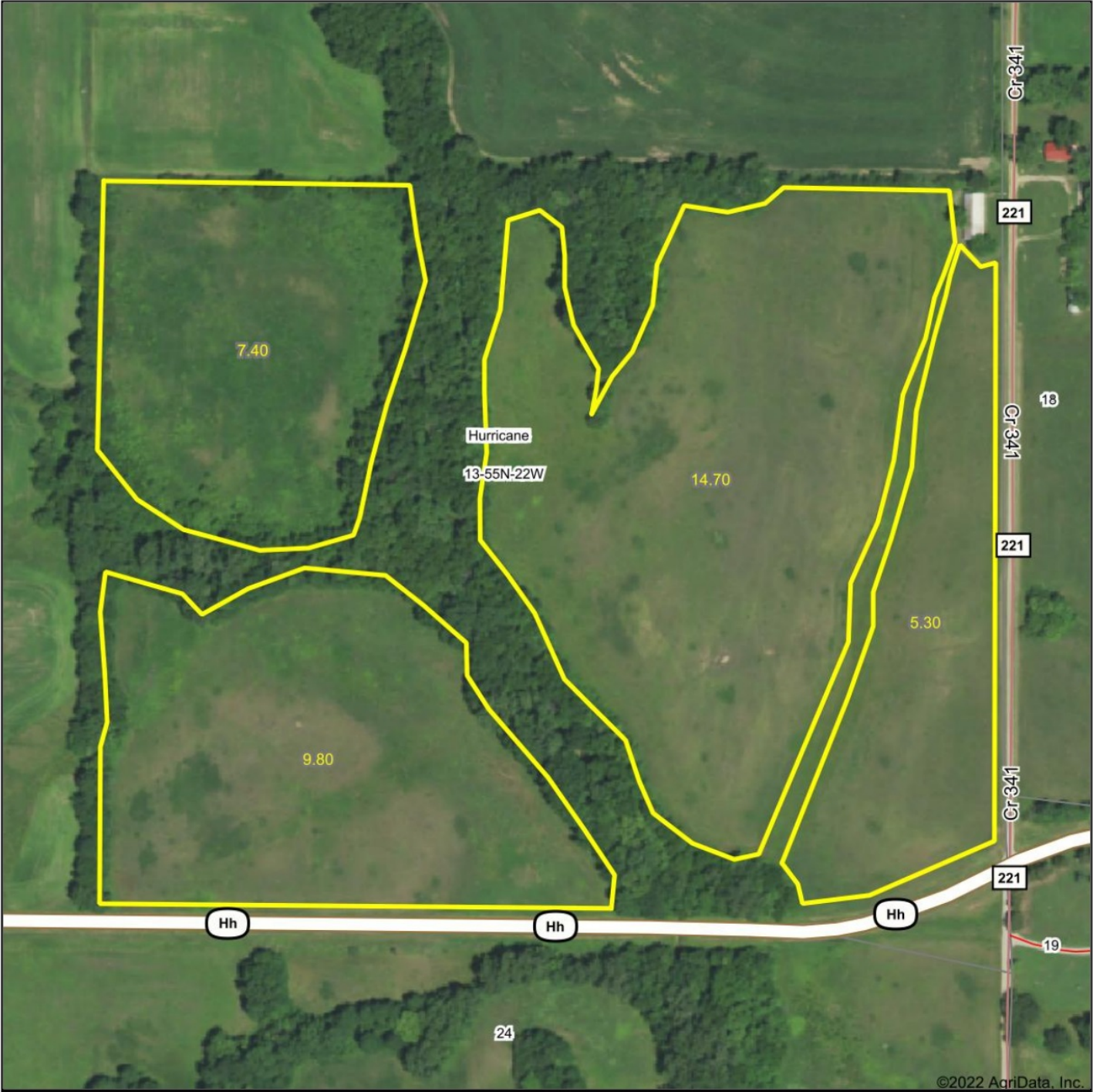
This farm is located just a couple miles southeast of Hale Missouri off Hwy HH. This is a great chance to purchase an affordable farm with a great long term return.

- This tract features 46 acres with 37.2 acres currently enrolled into the CRP program also expiring 9-30-2032. The 37.2 acres are currently paying \$206.42/acre or \$7678.82 yearly. In addition to the yearly income there is an older 3 sided machinery building located in the Northeast corner of Co rd 341. The remainder should offer some great deer and small game hunting.
- Hunting lease if desired should bring in another \$1500
- \$9178.82 in total annual income or a 3.5% return for 10 years based off asking price.
- Any CRP field maybe removed from the CRP program for a penalty of \$51.60 per acre

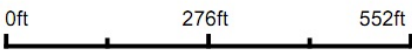
Call, Text or email Jeff Quinn 660-734-3925 today for more information or for a showing.

Taxes: \$159.34

Aerial Map



Map Center: 39° 34' 26.78, -93° 18' 47.36



13-55N-22W
Carroll County
Missouri

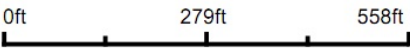


Aerial Map



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Map Center: 39° 34' 26.91, -93° 18' 47.27

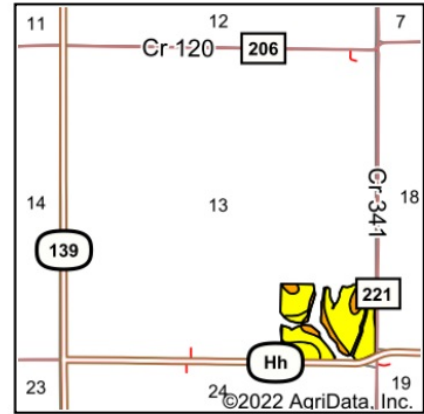


13-55N-22W
Carroll County
Missouri



12/14/2022

Soils Map



State: **Missouri**
 County: **Carroll**
 Location: **13-55N-22W**
 Township: **Hurricane**
 Acres: **37.2**
 Date: **12/14/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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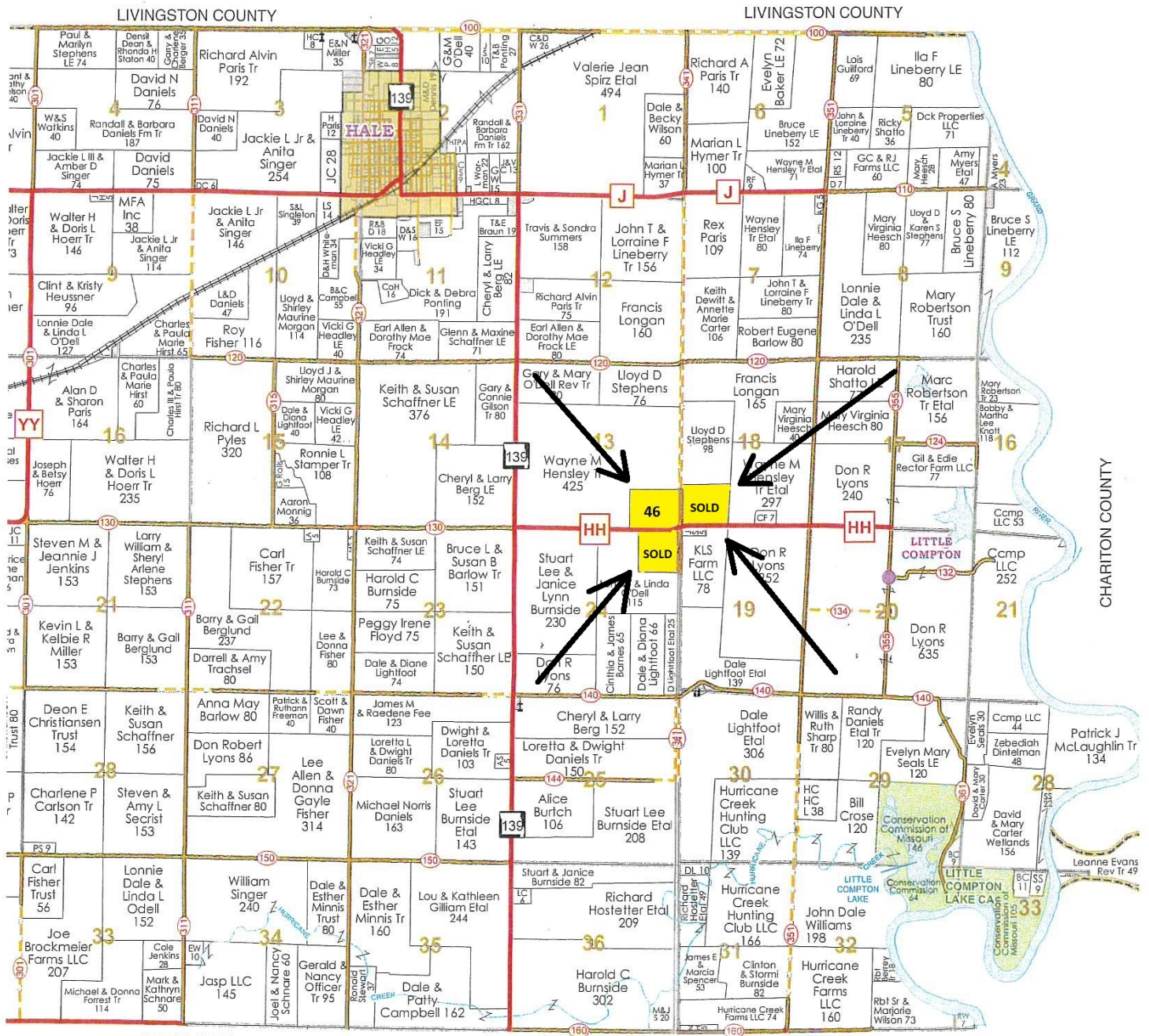
Soils data provided by USDA and NRCS.

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	24.79	66.6%		IIIe	5	8	7	8	7	8	58
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	5.40	14.5%		IIIe	5	8	7	8	7	8	43
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	3.47	9.3%		IIw							81
30085	Grundy silt loam, 2 to 5 percent slopes	3.33	9.0%		IIe							63
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	0.21	0.6%		IIIe							57
Weighted Average					2.82	4.1	6.5	5.7	6.5	5.7	6.5	*n 58.4

*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.



SEE PAGE 31