



MISSOURI Land & Farm

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

**491 Acres Tillable/Hunting, Possible 4.1%
Return!!**

NE 126th Street, Half Rock, MO

Grundy County

\$2,300,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

491 Acres with 419 Tillable

Gently rolling partially terraced hill farm. Current tenant had cover crops in place and is currently planted to soybeans.

Farm ground can be open to farm or has a 5 year cash lease offer paying \$200 per acre offered. That makes the annual income \$83,800

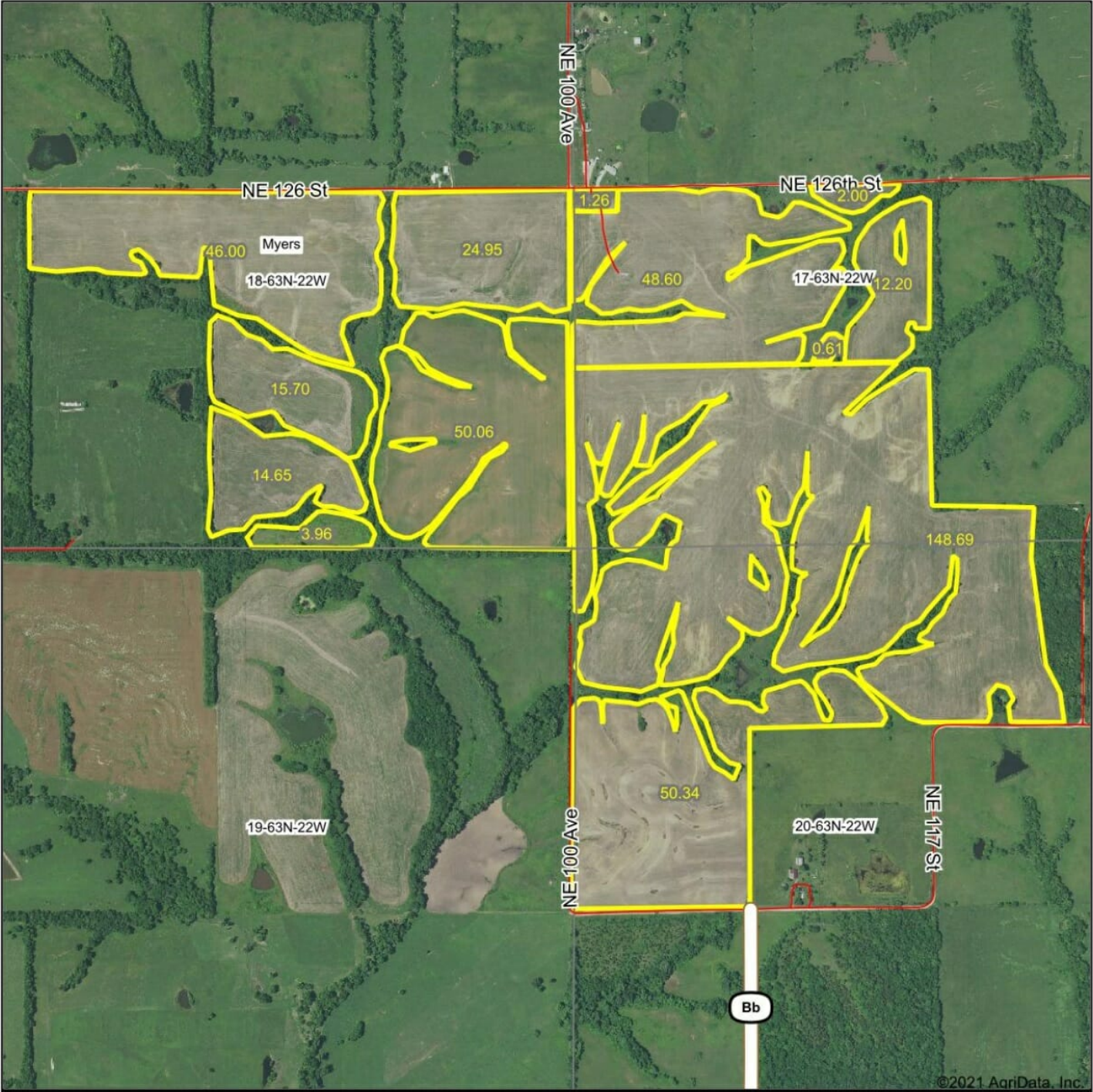
Whitetails, and game birds are sure to be found on this farm.

If preferred and annual hunting lease could be added to maximize the rate of return fetching another \$10,000 in added income.

This could make a possible total of \$93,800 in annual income and a 4.1% Return.

Call, text, or email Jeff Quinn for more information 1-660-734-3925.

Aerial Map



Map Center: 40° 15' 4.07, -93° 24' 20.3

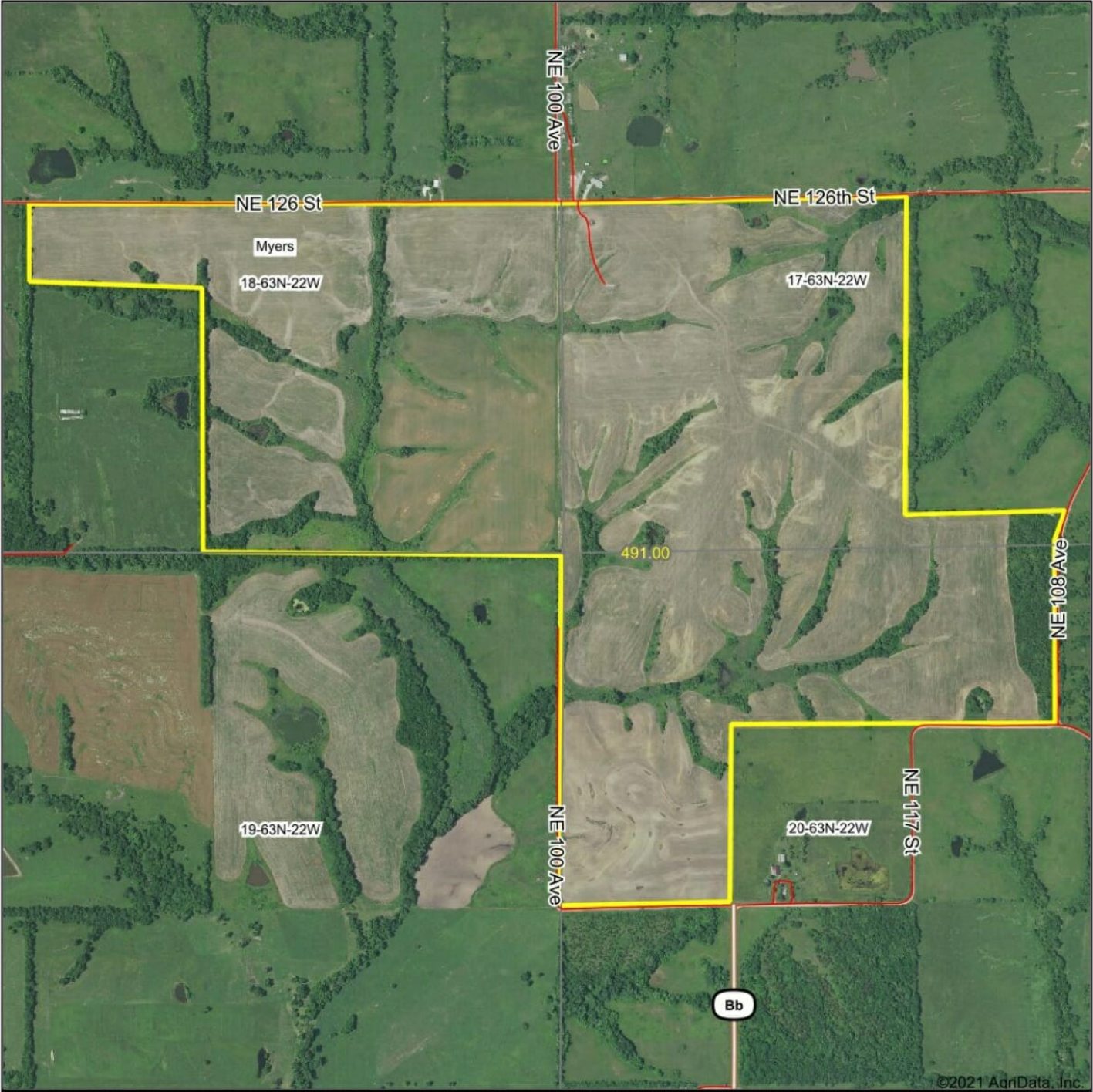
0ft 1135ft 2271ft

18-63N-22W
Grundy County
Missouri



6/28/2021

Aerial Map



Map Center: 40° 15' 4.41, -93° 24' 19.14

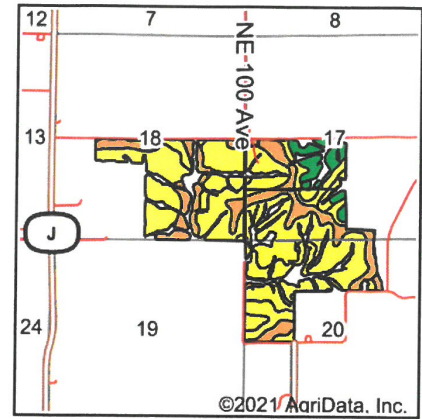
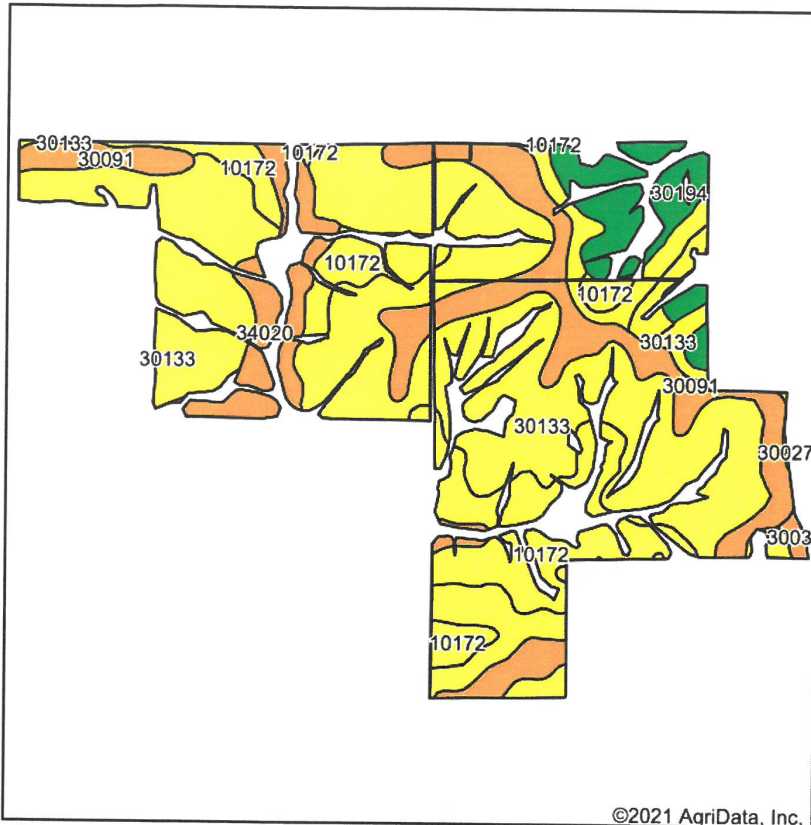
0ft 1163ft 2326ft

18-63N-22W
Grundy County
Missouri



6/28/2021

Soils Map



State: **Missouri**
 County: **Grundy**
 Location: **18-63N-22W**
 Township: **Myers**
 Acres: **419.02**
 Date: **6/28/2021**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MO079, Soil Area Version: 24

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
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	231.60	55.3%		IIIe							52
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	70.06	16.7%		IIIe							54
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	64.76	15.5%		Ile							66
30194	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	25.42	6.1%		IVe							50
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	23.93	5.7%		IIlw							59
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	1.68	0.4%		IIIe							42
30033	Armstrong loam, 2 to 5 percent slopes	1.57	0.4%		Ile	5	8	7	8	7	8	58
Weighted Average						*-	*-	*-	*-	*-	*-	*n 54.8

*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.

Copyright © 2014 Mapping Solutio

