



# MISSOURI Land & Farm

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**45 Acres – CRP/Hunting with Building  
Sites. – 10 Year CRP Contract!!**

**Hwy HH, Hale, MO 64643**

**Carroll County**

**\$258,750**



**CONTACT:**



**JEFFREY QUINN**

Broker

660-734-3925

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

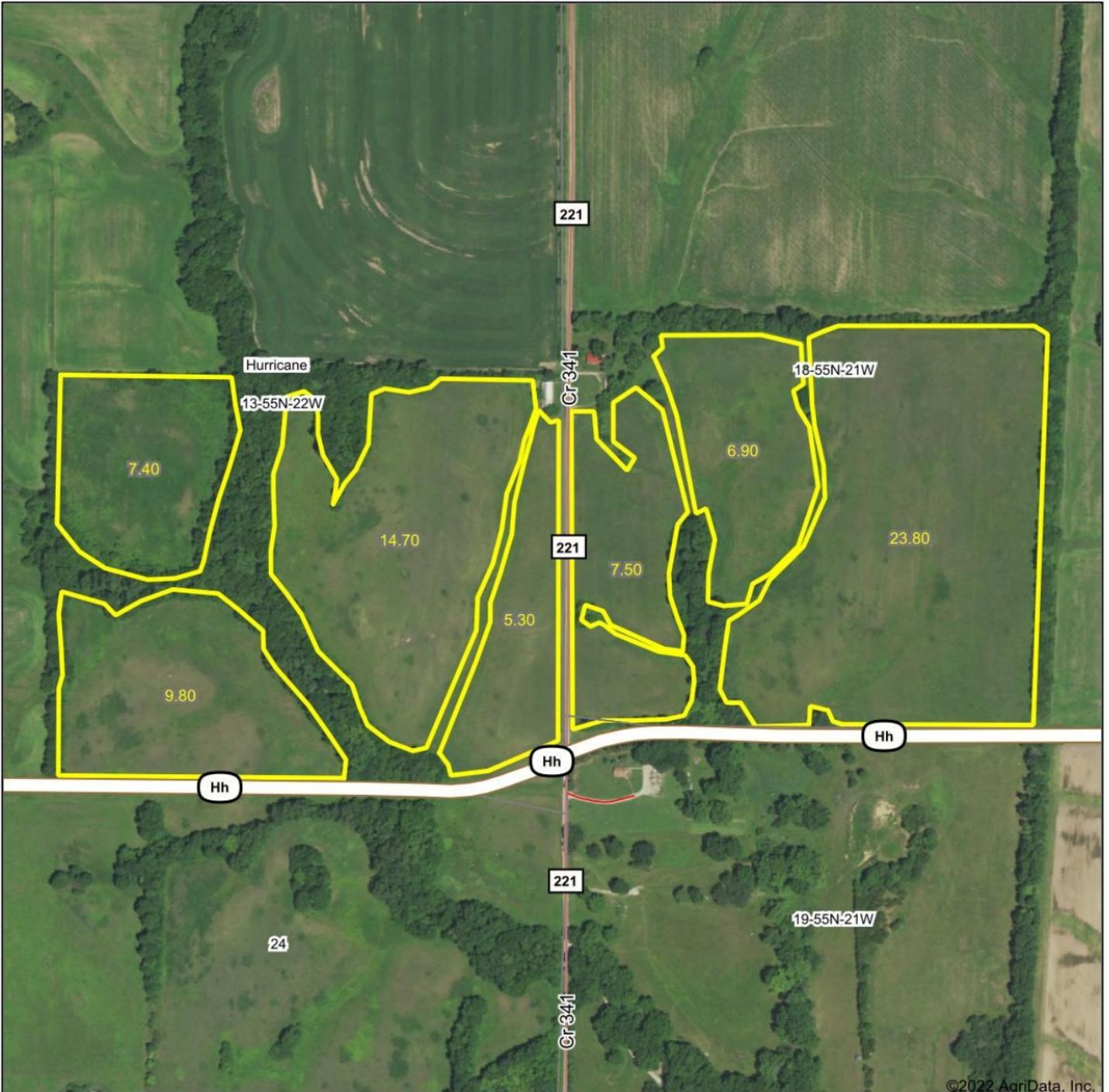


This farm is located just a couple miles southeast of Hale Missouri off Hwy HH. This is a great chance to purchase an affordable farm with a great long term return.

- The Northeast Tract features features 45 acres with 38.2 acres currently enrolled into the CRP program. This is the first of 10 years expiring 9-30-2032. The 38.2 acres are currently paying \$206.42/acre or \$7885.24 yearly. In addition to the yearly income there is a couple outbuildings, and 2 grain bins. The perimeter is a thick wooded fence line with one wooded drawl running up through the property.
- Any Crp field maybe removed from 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: 563.29

# Aerial Map



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Map Center: 39° 34' 27.73, -93° 18' 37.45



**13-55N-22W**  
**Carroll County**  
**Missouri**

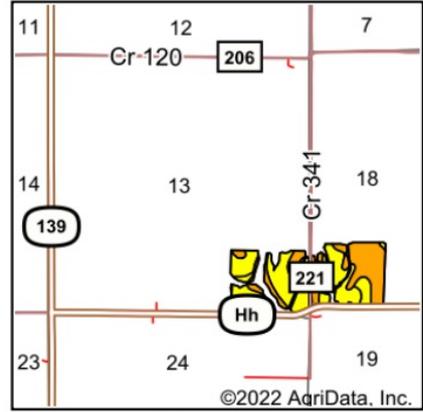
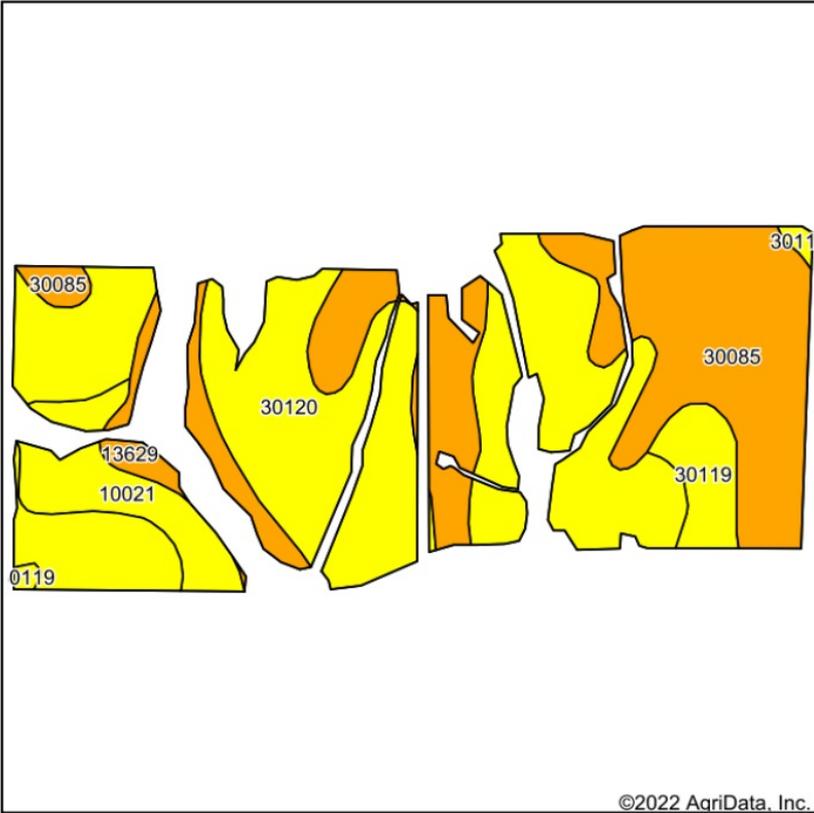


12/14/2022

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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# Soils Map



State: **Missouri**  
 County: **Carroll**  
 Location: **13-55N-22W**  
 Township: **Hurricane**  
 Acres: **75.4**  
 Date: **12/14/2022**



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	38.63	51.2%		IIle	5	8	7	8	7	8	58
30085	Grundy silt loam, 2 to 5 percent slopes	24.33	32.3%		Ile							63
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	5.40	7.2%		IIle	5	8	7	8	7	8	43
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	3.58	4.7%		IIle							57
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	3.46	4.6%		IIw							81
<b>Weighted Average</b>					<b>2.63</b>	<b>2.9</b>	<b>4.7</b>	<b>4.1</b>	<b>4.7</b>	<b>4.1</b>	<b>4.7</b>	<b>*n 59.5</b>

\*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.



- Home
- Health
- Life

# Insurance Agency LLC

David Cain

US Highway 65 • Carrollton, MO 64633

Toll Free: 800-750-0104

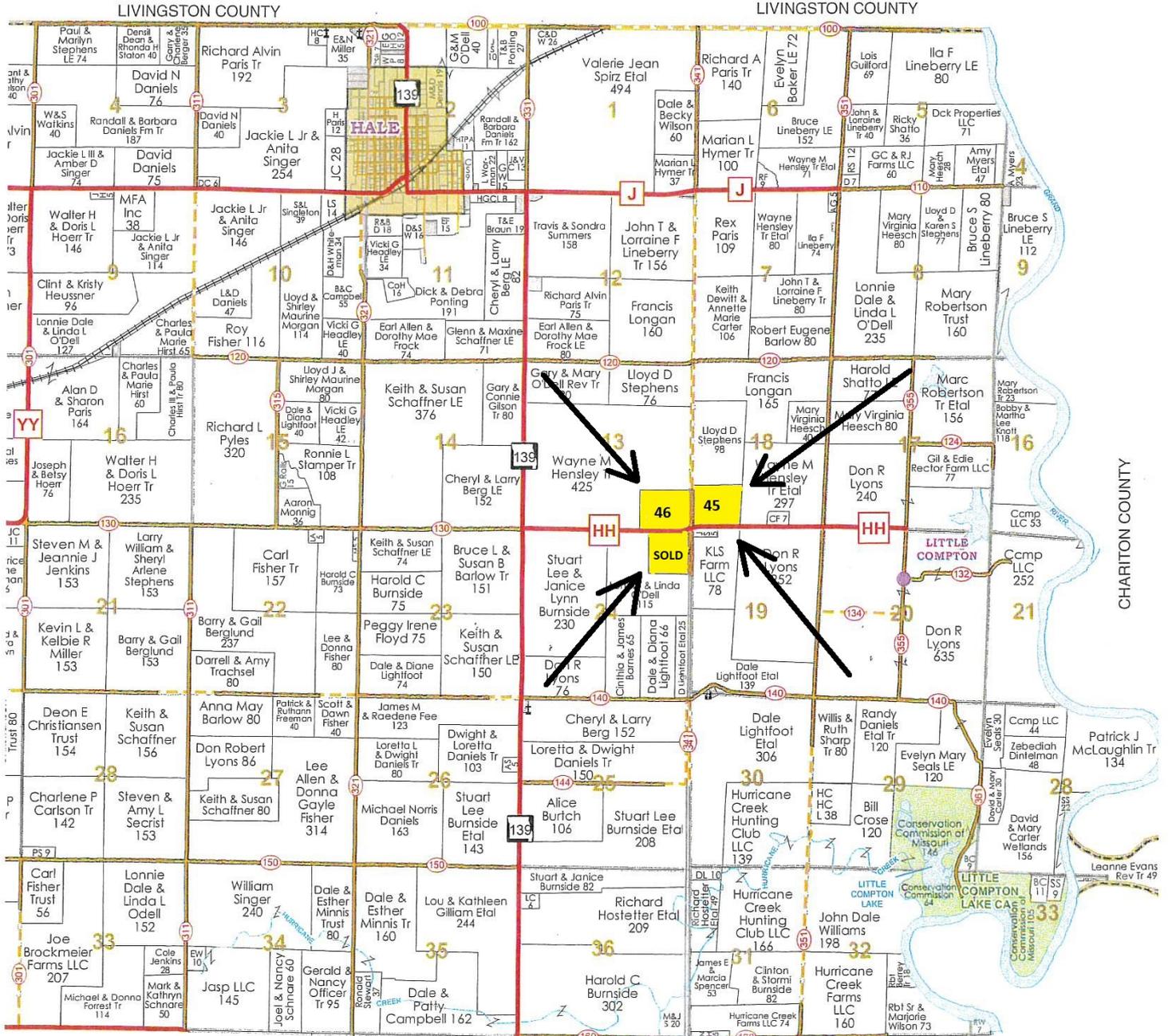
Cell: 816-807-9678  
Email: cainins@att.net



## Township 55N - Range 22W

Townsh

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