



MISSOURI Land & Farm

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

Mississippi River Bottom Farm!!

County Rd 342, Palmyra MO 63461

Marion County

\$922,350



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



This 142 acre Mississippi River Bottom farm is comprised 128.3 tillable acres. 41.89 acres of that are class 2 Belknap Silt Loam and 86.4 acres of class 3 Carlow and Chequest Silty Clay Loam. The drainage ditches have been recently cleaned out. It sits behind a levy district levy that protects it from the Mississippi River. This farm is currently cash rented for \$290/acre (\$37,207 yearly) based on the 128.3 tillable. Farm is on the last year of a 3 year contract. We had multiple offers at this amount at the time. The current tenant was already farming in this bottom and wanted to add to his families current production. With the previous better grain prices farmers where paying \$350/acre. Hopefully if grain prices rise you will be able to enjoy the added income. The proximity to Quincy also makes this location a positive factor. Currently the Levy District taxes and property taxes would total around \$48 per acre making a net of \$242/acre (\$31,048 yearly) on the income. The levy district tax which was used to raise the levy and currently building for another project is not all negative. By being behind this great levy the farm ground went from being High Risk for crop insurance to Low Risk saving the farmer approximately \$33 per acre and a greater certainty of a quality crop. With comps in the area from \$7600/acre to \$8900/acre range we believe this farm is priced relatively under the market for what it is. With this location, productivity, and increase in grain prices its very possible to see a vast increase in price for this farm making it a great investment as well. Call today for a showing Jeff Quinn 1-660-734-3925

Taxes: 46816

Aerial Map



Map Center: 39° 51' 16.69, -91° 27' 49.85

A horizontal number line with three tick marks. The first tick mark is labeled "0ft". The second tick mark is labeled "571ft". The third tick mark is labeled "1142ft". The segment between 0ft and 571ft is labeled "571ft". The segment between 571ft and 1142ft is labeled "571ft".

4-58N-5W
Marion County
Missouri



3/4/2020

Maps Provided By:

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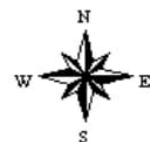
Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Map Center: 39° 51' 15.69, -91° 27' 49.61

4-58N-5W
Marion County
Missouri



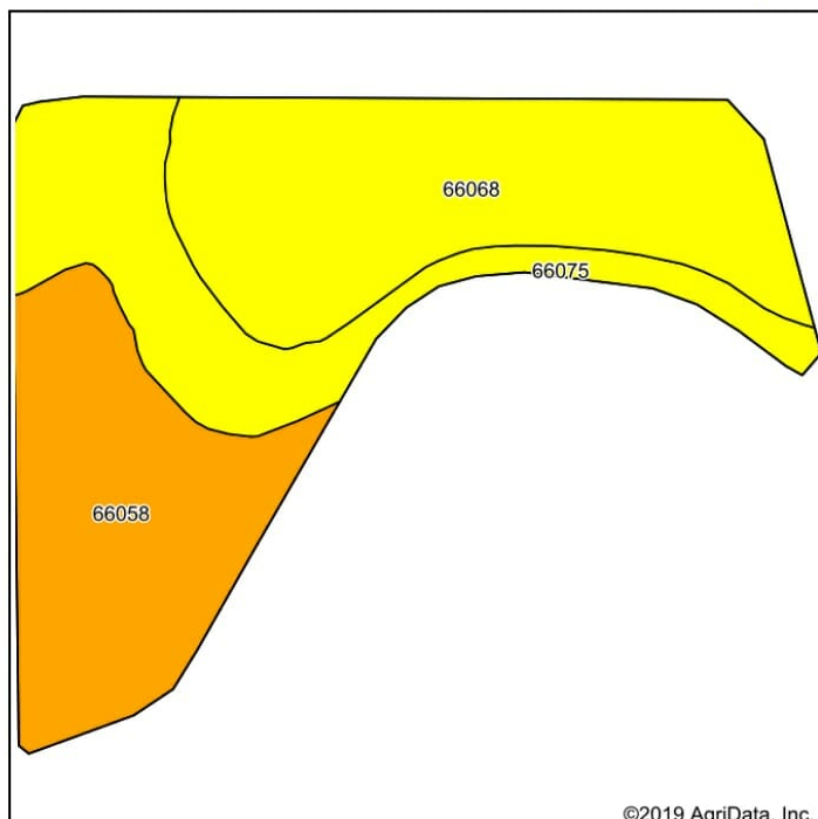
6/4/2020

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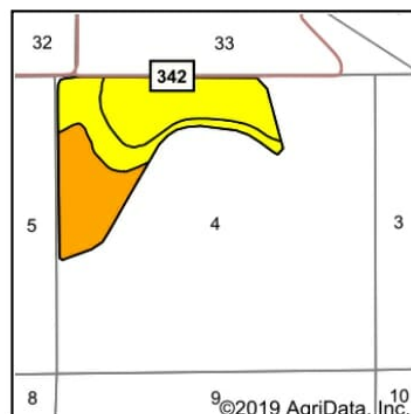
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Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Marion**
 Location: **4-58N-5W**
 Township: **Fabius**
 Acres: **128.3**
 Date: **3/4/2020**

Maps Provided By: **surety**
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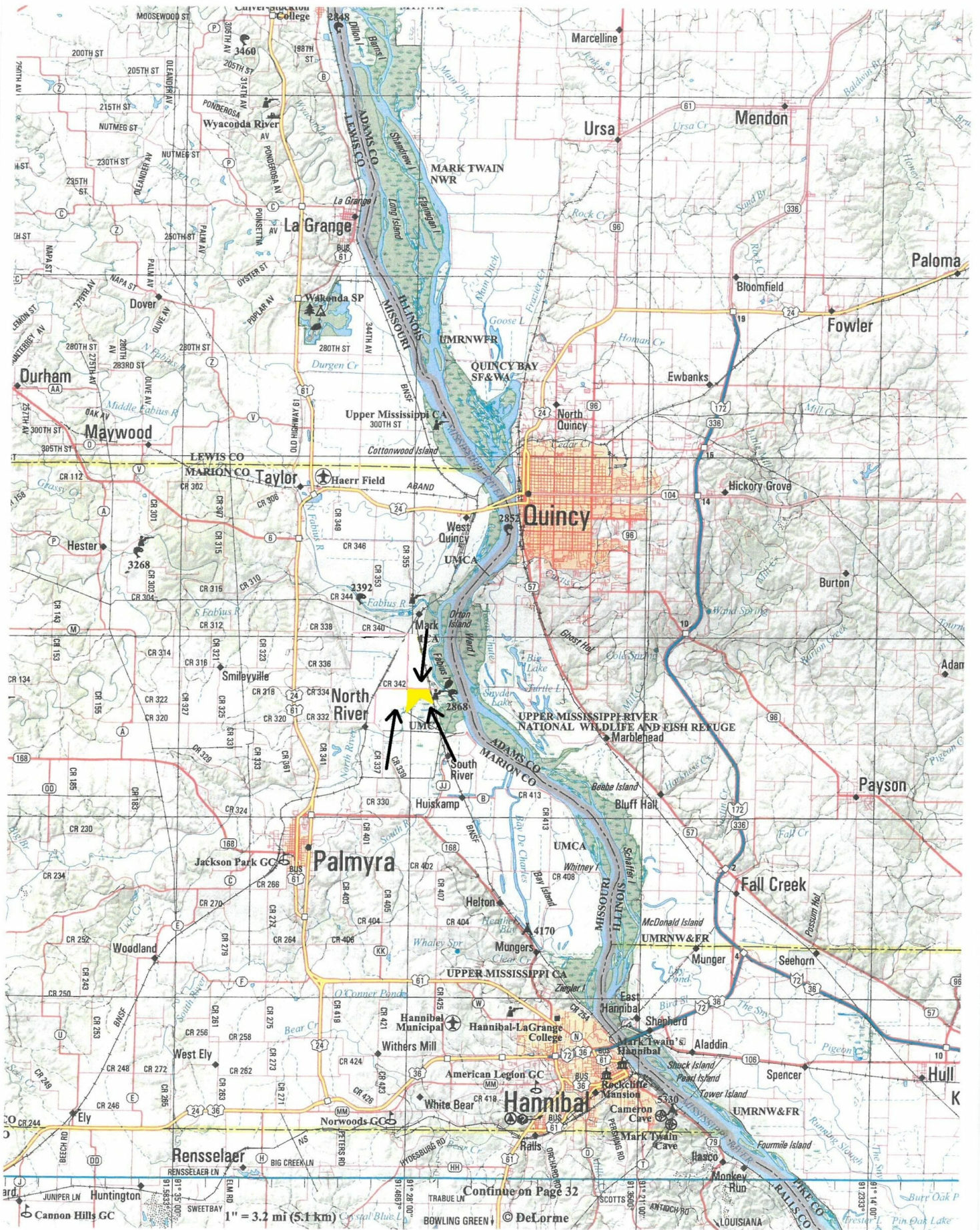
Area Symbol: MO127, Soil Area Version: 19

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
66068	Carlow silty clay, 0 to 2 percent slopes, occasionally flooded	54.15	42.2%		IIIw	8	7	8	8	46
66058	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	41.89	32.7%		IIw					68
66075	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	32.26	25.1%		IIIw	8	7	8	8	57
Weighted Average						5.4	4.7	5.4	5.4	*n 55.9

*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.



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