

Land For Sale

ACREAGE:

345.33 Acres, m/l

LOCATION:

New Madrid County, MO

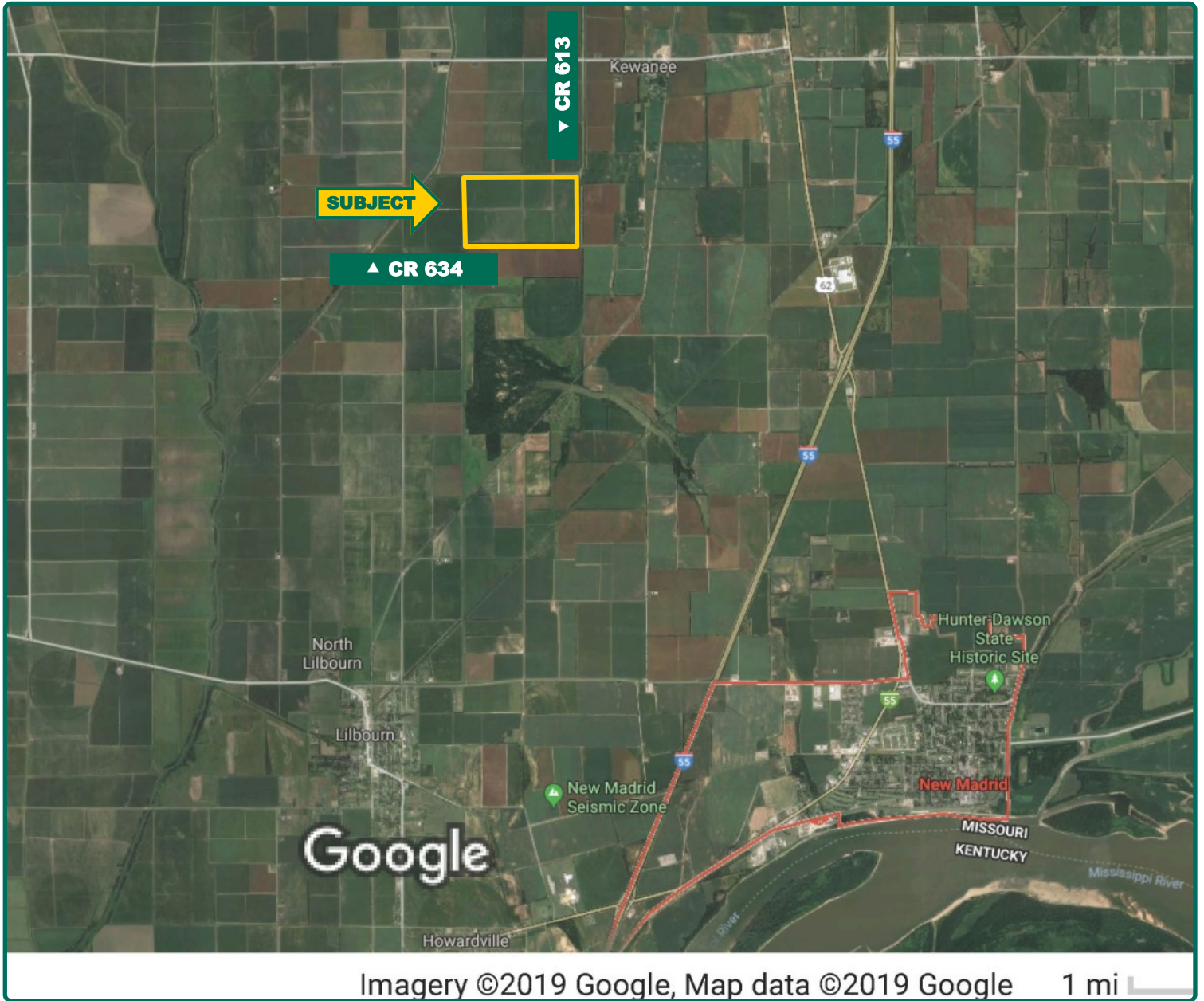


Property *Key Features*

- **5 Miles Northwest of New Madrid, MO or 17 Miles South of Sikeston, MO**
- **Irrigated Farm with Quality Soils**
- **Henry A. Getz Estate Farm**

Kyle Hansen, ALC
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Total Acres: 345.33
Crop Acres*: 344.70
Soil Productivity: 60.90 NCCPI
**Crop acres are estimated*

Property Information

345.33 Acres, m/l

Location

5 miles NW of New Madrid, 17 miles south of Sikeston. From New Madrid, exit 49, go North 1 mile on HWY 61/62 to CR 634, then west 2 miles. The property is on the north side of CR 634 and west of CR 613.

Legal Description

Part of S½ SE¼, east of Slough ditch Section 1 and NE¼ Section 12, all in township 23 North, Range 13 East of the 5th P.M. AND SW fr¼ south of the ditch Lot 5 in Section 6 and NW fr¼ Section 7 all in Township 23 North, Range 12 West of the 5th P.M.

Price & Terms

- \$2,503,642.50
- \$7,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2018: \$2,246.04
 Net Taxable Acres: 345.33
 Tax per Net Taxable Acre: \$6.50

FSA Data (Uncertified)

Crop Acres*: 344.70
**Base acres and yields are not available at this time. Crop acres are estimated.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Sikeston, Sharkey, Roellen and Lilbourn. NCCPI on the estimated crop acres is 60.90 per 2018 AgriData, Inc. See soil map for detail.

Drainage

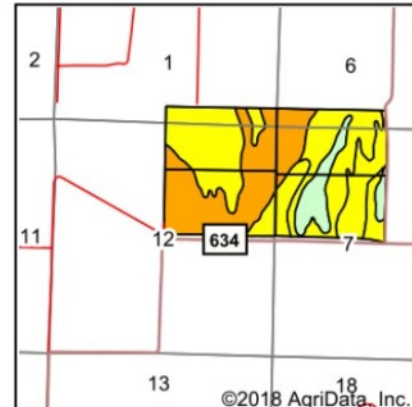
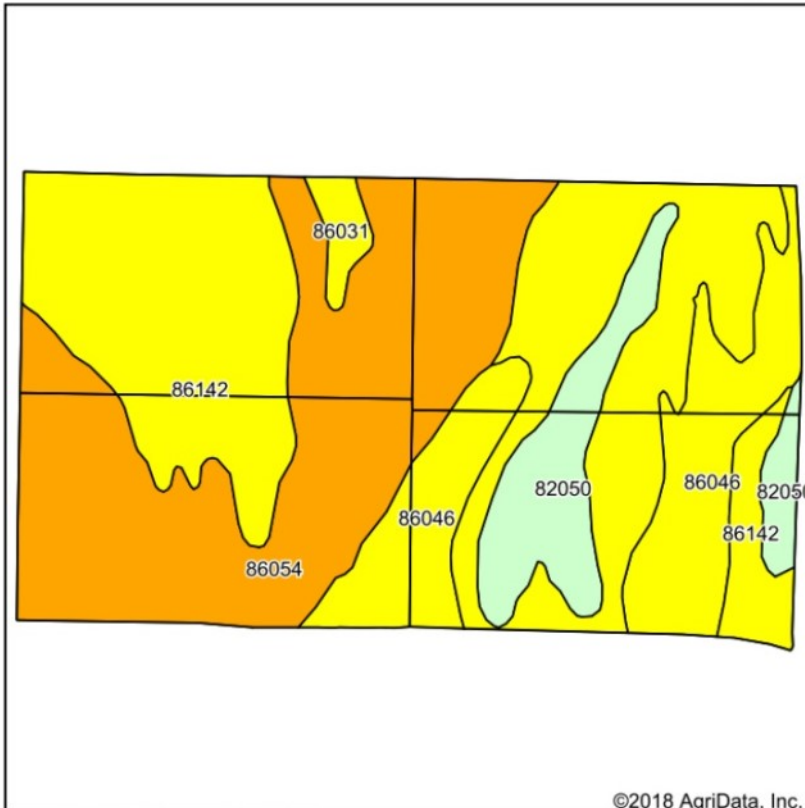
There is a drainage ditch along the north boundary. Part of Little River Drainage District and Drainage District #39.

Water & Well Information

There are five well casings for irrigation pivots. Equipment is not part of real estate sale. Equipment purchase possible, contact Agent for details.

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State: **Missouri**
 County: **New Madrid**
 Location: **7-23N-14E**
 Township: **New Madrid**
 Acres: **344.7**
 Date: **1/4/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: MO143, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
86142	Sikeston sandy clay loam, 0 to 1 percent slopes, occasionally flooded	139.54	40.5%		IIIw	70
86054	Sharkey silty clay loam, 0 to 1 percent slopes, occasionally flooded	115.31	33.5%		IVw	47
86046	Roellen clay, 0 to 1 percent slopes, rarely flooded	54.56	15.8%		IIIw	59
82050	Lilbourn fine sandy loam, 0 to 1 percent slopes	30.51	8.9%		IIw	73
86031	Gideon loam, 0 to 1 percent slopes, rarely flooded	4.78	1.4%		IIIw	73
Weighted Average						*n 60.9

*n: The aggregation method is "Weighted Average using major components"

Land Description

Level

Comments

Great, level farm with good soils in New Madrid County, MO.

Buildings/Improvements

None

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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NE Looking SW



Well Casing on East Side of Property



Center of Farm Looking SE



SW Looking NE



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