

# Land For Sale

**ACREAGE:**

**140.80 Acres, m/l**

**LOCATION:**

**Harrison & Mercer Counties, MO**



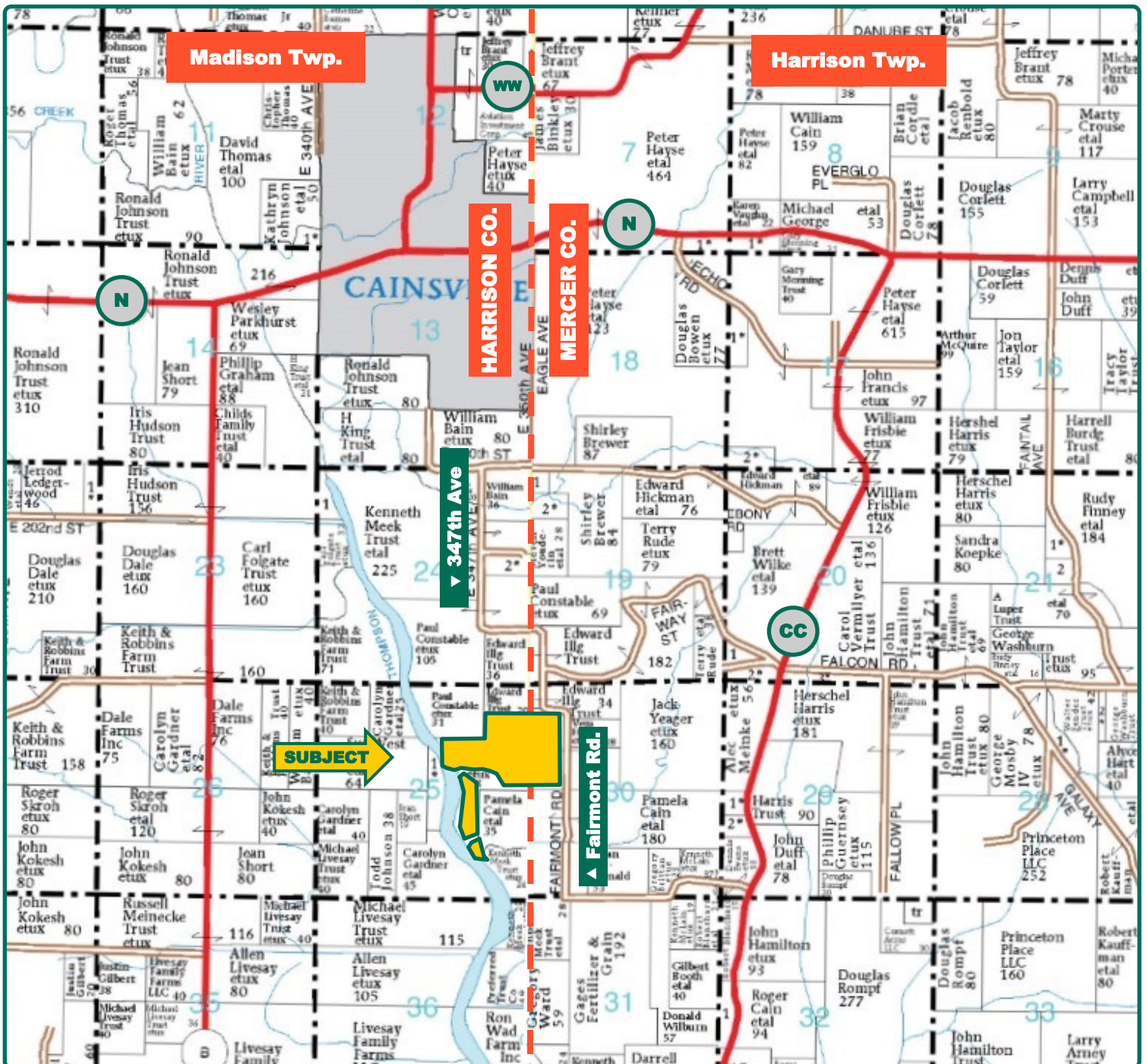
## Property Key Features

- Good Soils on Nice North Central Missouri Farm
- 2 Miles South of Cainsville, MO
- 106.65 FSA/Eff. Crop Acres with 66.1 NCCPI

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Nevada, IA 50201-0500  
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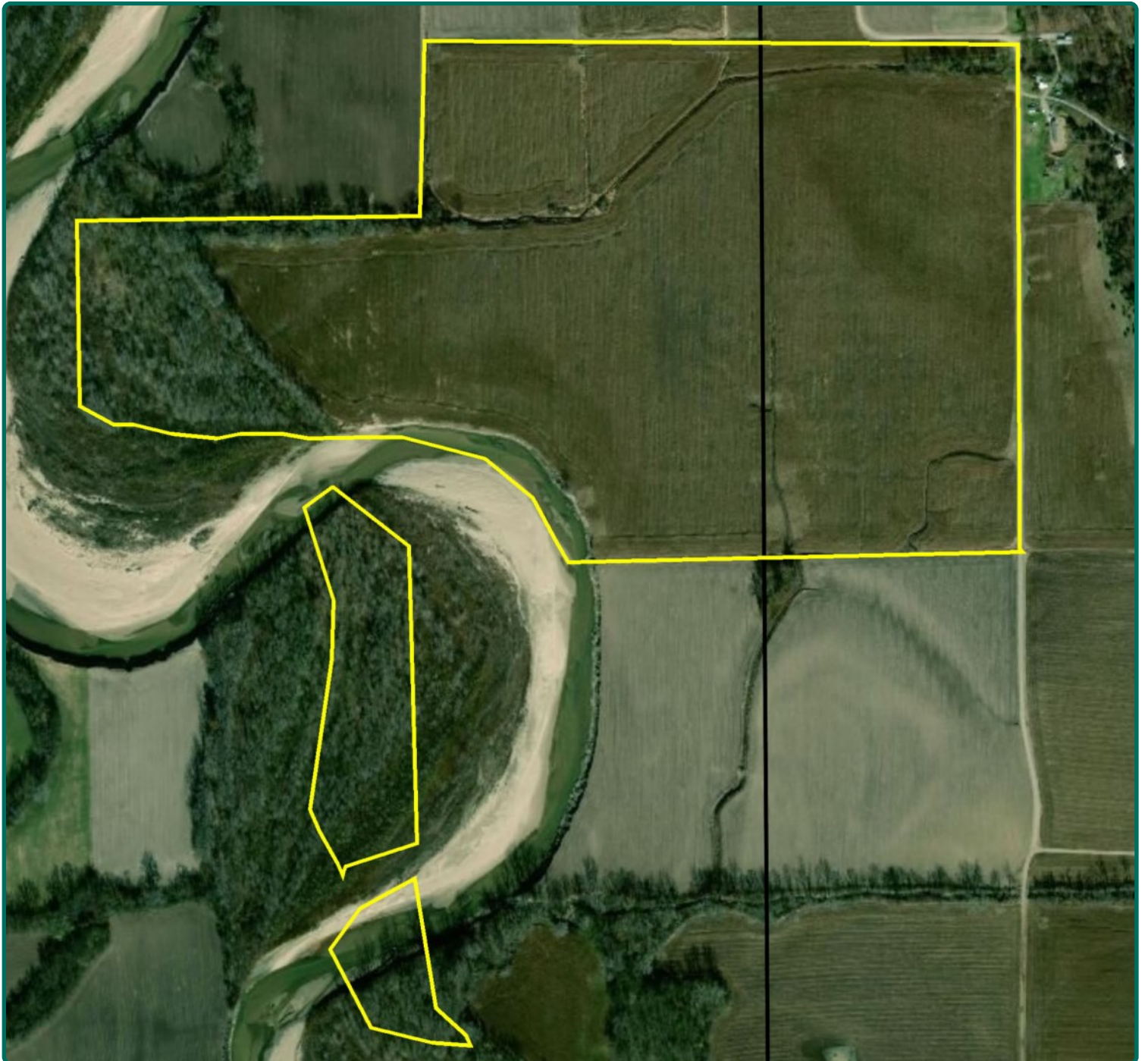


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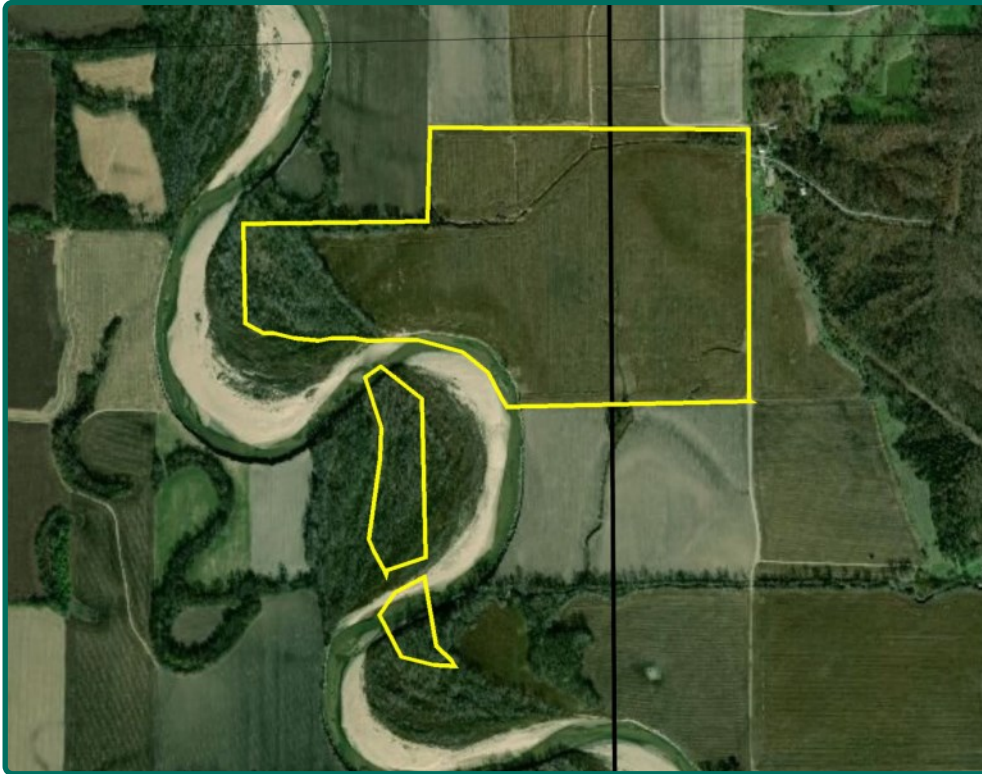
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<b>FSA/Eff. Crop Acres:</b>	<b>106.65</b>
<b>Corn Base Acres:</b>	<b>26.37</b>
<b>Bean Base Acres:</b>	<b>26.49</b>
<b>Oat Base Acres:</b>	<b>0.39</b>
<b>Soil Productivity:</b>	<b>66.1 NCCPI</b>

## Property Information

**140.80 Acres, m/l**

### Location

2 miles south of Cainsville, MO on Fairmont Rd. (347th Ave.)

### Legal Description

S½ NE¼ NE¼, SE¼ NE¼, E½ SW¼ NE¼ lying east of creek, E½ NW¼ SE¼ lying east of creek, all in Section 25, Township 65 North, Range 26 West of the 5th P.M., Harrison County, Missouri, AND S½ NW¼ NW¼, SW¼ NW¼, Section 30, Township 65 North, Range 25 West of the 5th P.M., Mercer County, Missouri.

### Price & Terms

- \$753,280
- \$5,350/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2018 - \$545.01  
Net Taxable Acres: 140.80  
Tax per Net Taxable Acre: \$3.87

### FSA Data

Farm Number 7900, Tract 1835  
FSA/Eff. Crop Acres: 106.65  
Corn Base Acres: 26.37  
Corn PLC Yield: 95 Bu.  
Bean Base Acres: 26.49  
Bean PLC Yield: 39 Bu.  
Oat Base Acres: 0.39  
Oat PLC Yield: 45 Bu.

### Soil Types/Productivity

Primary soils are Wabash & Zook. NCCPI on the FSA/Eff. crop acres is 66.1 per Agridata, Inc. See soil map for details.

### Land Description

Level to gently rolling

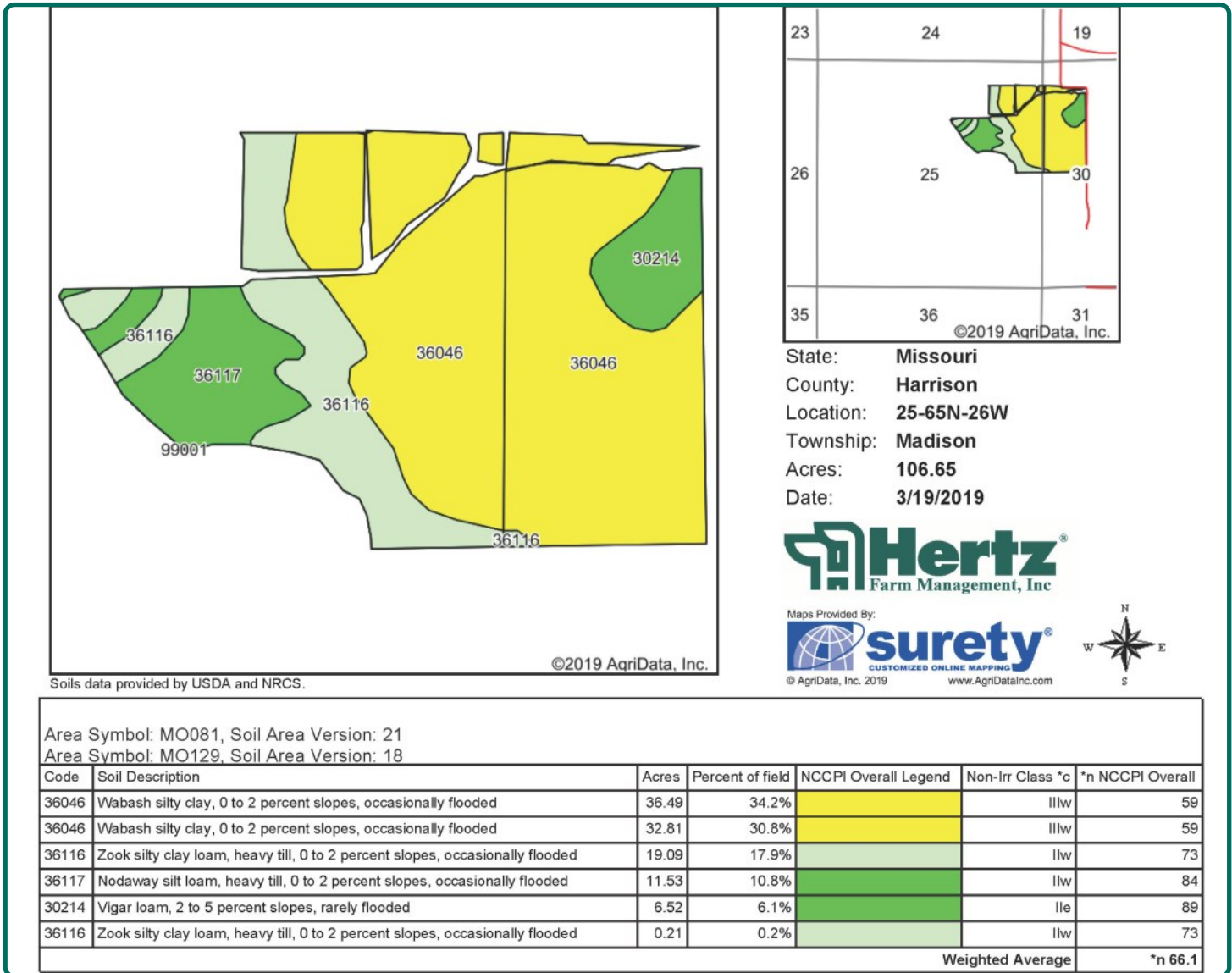
### Buildings/Improvements

None

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### Drainage

The Thompson River runs along the west boundary of the farm and isolates some acres of trees in the SW part of the farm. Drainage ditch runs through the north part of the farm.

### Water & Well Information

None known

### Comments

Nice north central Missouri farm.

*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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SE Looking NW



NE Looking SW



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