

# Land For Sale

**ACREAGE:**

**182.50 Acres, m/l**

**LOCATION:**

**Harrison County, MO**

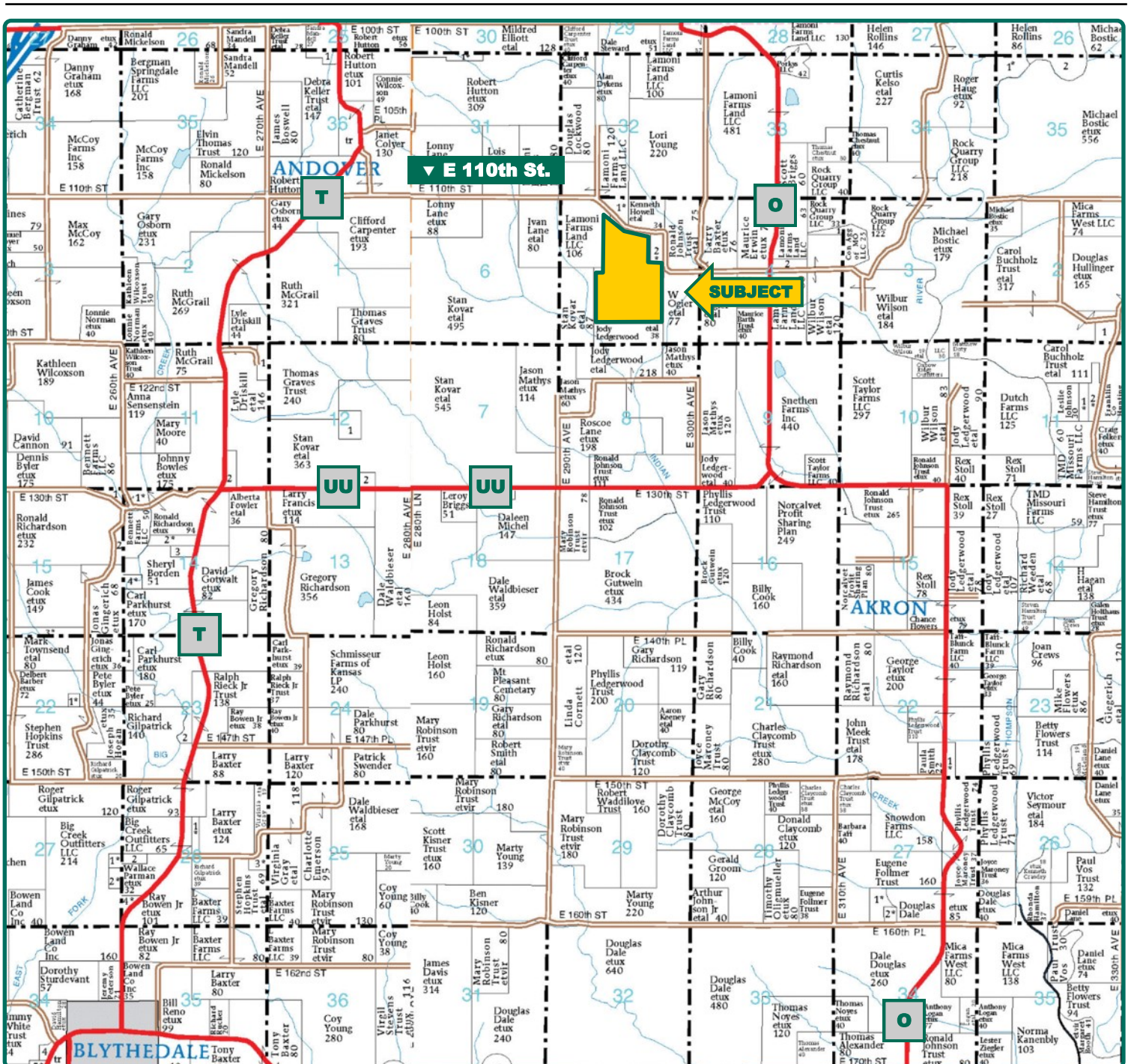


## Property *Key Features*

- 8 Miles Northeast of Blythedale
- 149.53 CRP Acres with a 69.70 NCCPI Soil Rating
- CRP Acres are Eligible for Crop Production

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<b>FSA/Eff. Crop Acres</b>	<b>149.53</b>
<b>CRP Acres:</b>	<b>149.53</b>
<b>Soil Productivity:</b>	<b>69.70 NCCPI</b>

## Property Information

### 182.50 Acres, m/l

### Location

From Blythedale: Take County Road T north 6 miles to E 110th Street. Head east 2 miles, property is on the south side of the road.

### Legal Description

Parcel #08300507 by Harrison County Assessor's office in Section 5, Township 66 North, Range 26 West of the 5th P.M. (Clay Township)

### Price & Terms

#### PRICE REDUCED!

- ~~\$839,500.00~~ \$766,500.00
- ~~\$4,600.00/acre~~ \$4,200.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

2020 Taxes Payable: \$563.35  
Taxable Acres: 182.50  
Tax per Taxable Acre: \$3.09

### FSA Data

Farm Number 4831, Tract 5643  
FSA/Eff. Crop Acres: 149.53  
CRP Acres: 149.53

### Land Description

Gently rolling to strongly sloping.

### Soil Types/Productivity

Primary soils are Adair, Shelby and Pershing. NCCPI on the FSA/Eff. crop acres is 69.70. See soil map for detail.

### CRP Contracts

There are 149.53 acres enrolled in a CP2 contract that pays \$18,066.00 annually and expires 9/30/2030.

*\*CRP contract is eligible for termination. Contact agent for details.*

### Drainage

Natural.

### Water & Well Information

One pond in the center of the property.

### Pipeline

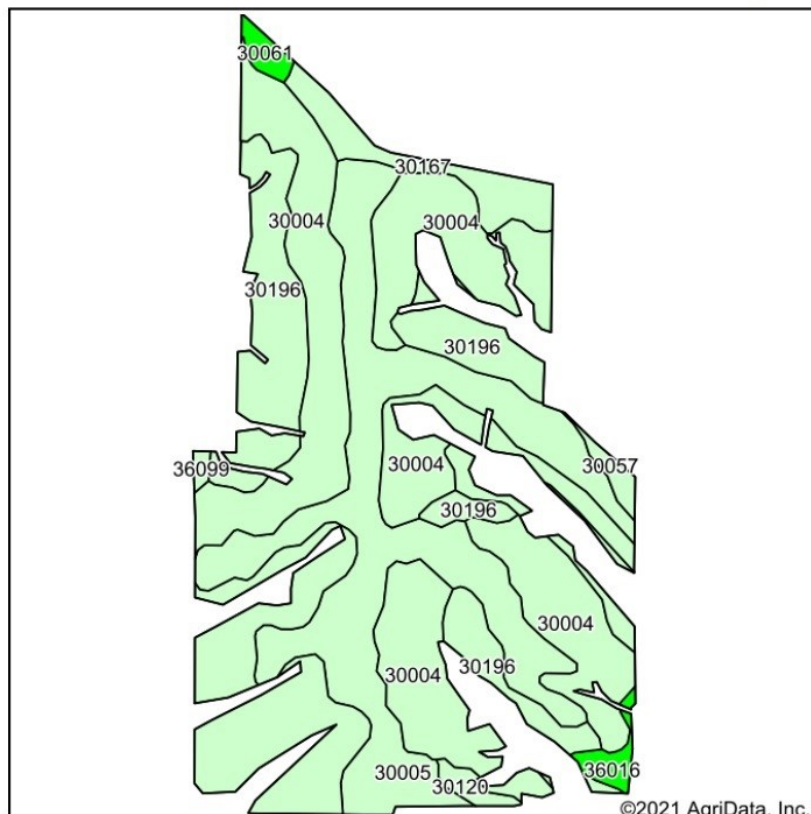
Pipeline crosses the extreme northwest corner of the property.

### Comments

Nice soils on this Harrison County farm.

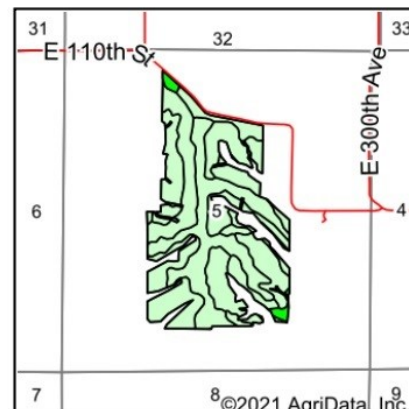
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Soils data provided by USDA and NRCS.

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State: **Missouri**  
County: **Harrison**  
Location: **5-66N-26W**  
Township: **Clay**  
Acres: **149.84**  
Date: **8/27/2021**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO081, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	*n NCCPI Overall
30004	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	73.71	49.2%		IIIe	68
30005	Adair loam, 3 to 9 percent slopes	40.81	27.2%		IIIe	73
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	21.93	14.6%		IVe	66
30167	Pershing silt loam, 2 to 5 percent slopes	5.79	3.9%		IIIe	77
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	2.90	1.9%		IIIw	67
36016	Humeston silt loam, 0 to 2 percent slopes, occasionally flooded	1.40	0.9%		IIIw	89
30061	Gara loam, 5 to 9 percent slopes	1.15	0.8%		IIIe	80
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	1.10	0.7%		IIIe	70
30057	Gara loam, 14 to 18 percent slopes	1.05	0.7%		VIe	68
Weighted Average						*n 69.7

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Northeast Looking Southwest



Southwest Looking Northeast



Northwest Looking Southeast



South Looking North



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