

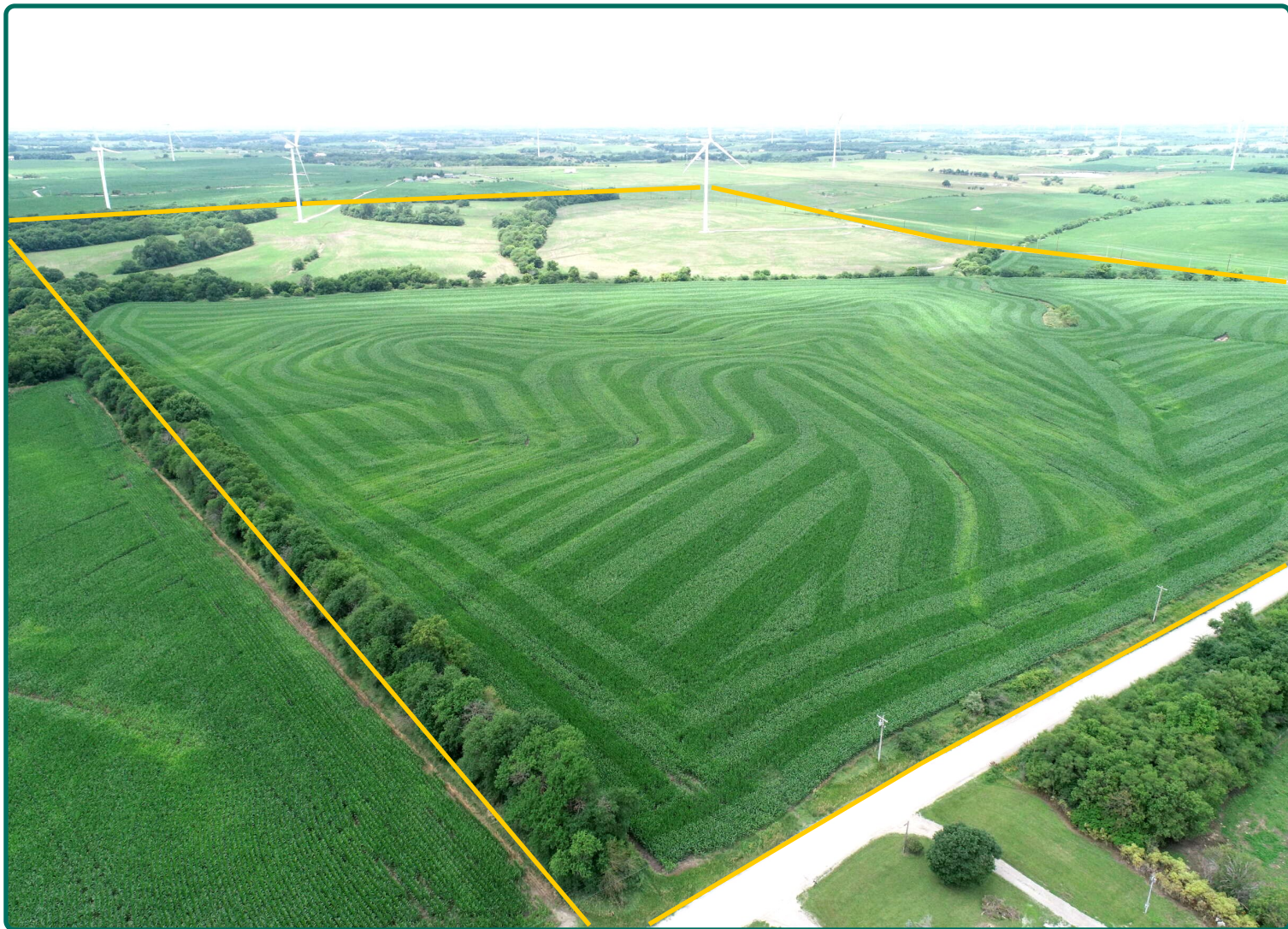
Land For Sale

ACREAGE:

238.40 Acres, m/l

LOCATION:

Nodaway County, MO



Property *Key Features*

- **Back-Bar Farm Company of Nebraska**
- **Located 3½ Miles North of Maryville, Missouri**
- **Unique Combination of Large Farmland Tract, Wind Turbine Income & Timber**

Scott Henrichsen, AFM

Licensed Salesperson in NE, IA & MO

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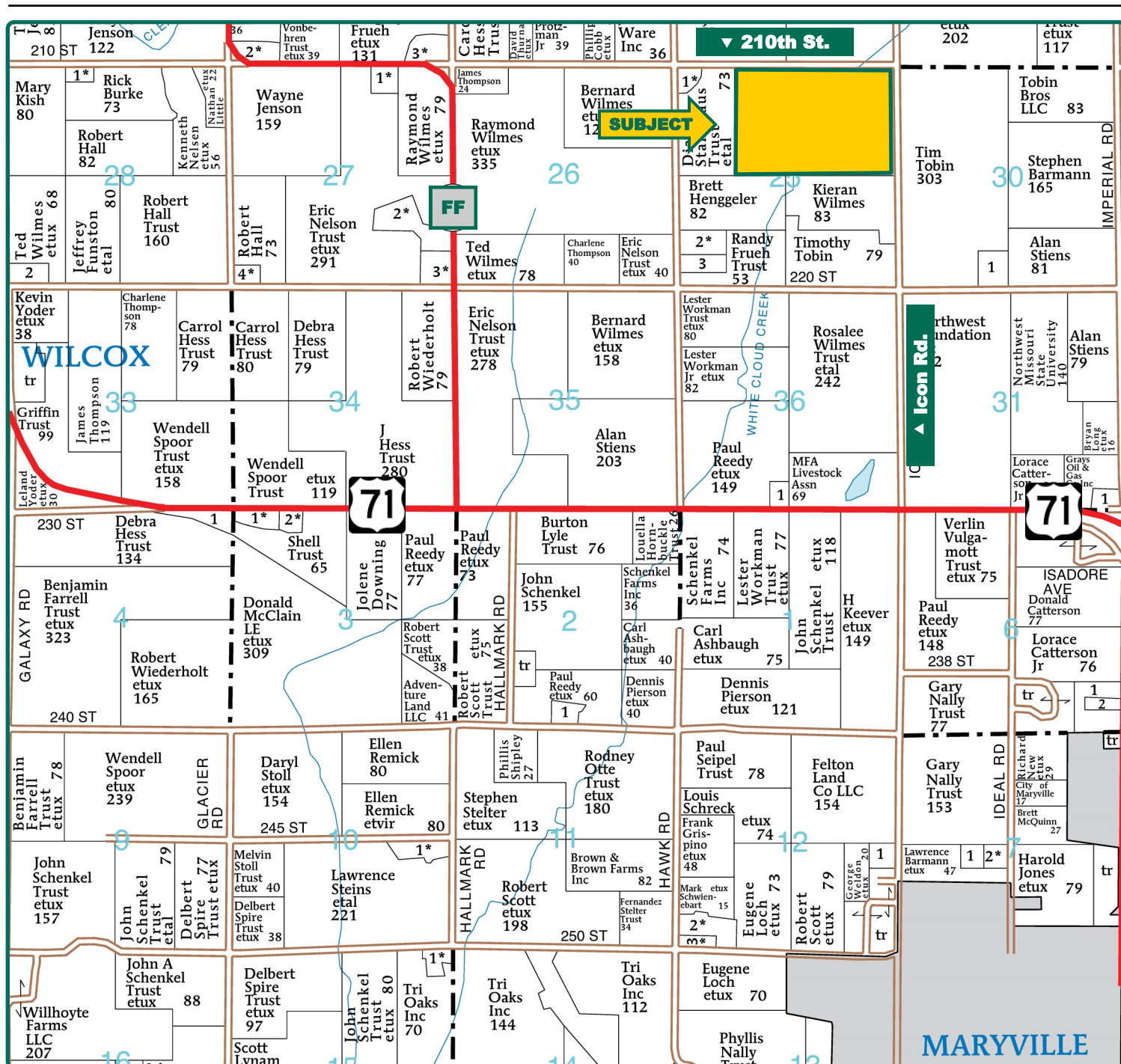
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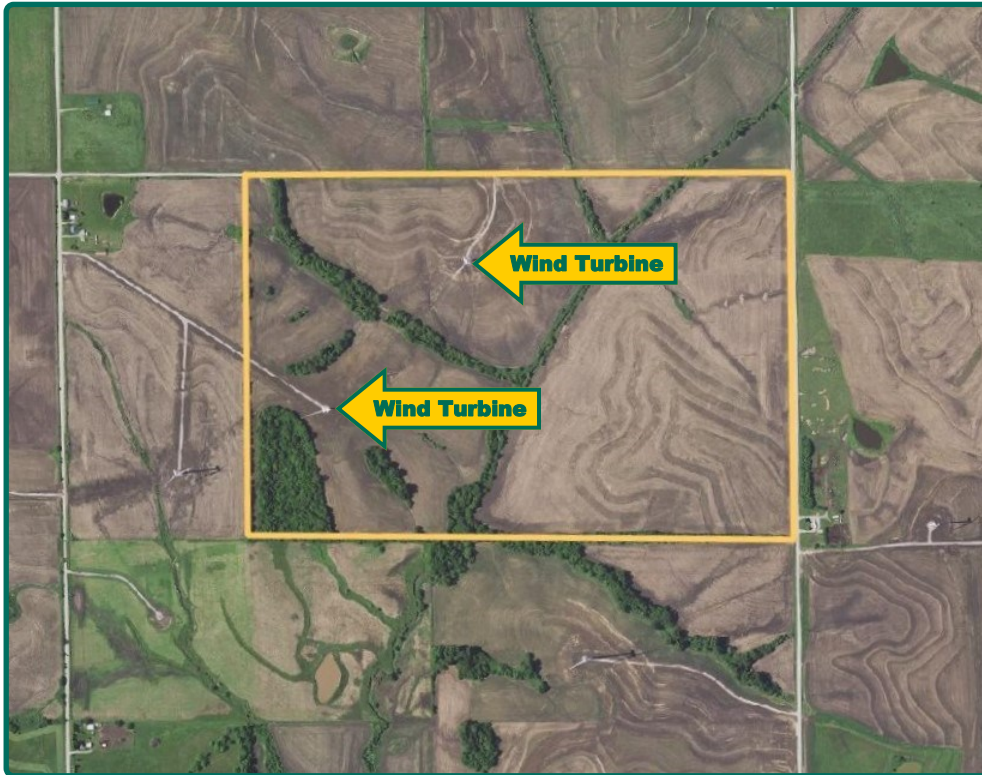
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FSA/Eff. Crop Acres:	211.39
Corn Base Acres:	103.50
Bean Base Acres:	95.40
Soil Productivity:	69.00 NCCPI

Property Information

238.40 Acres, m/l

Location

From Maryville: go north on Icon Road for 2½ miles to 210th St. The property is on the west side of Icon Rd. at 210th St.

Legal Description

E½ NW¼, NE¼, Section 25, Township 65 North, Range 36 West of the 5th P.M., Nodaway Co., MO.

Price & Terms

- \$1,300,000
- \$5,453.02/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing, subject to existing lease.

Real Estate Tax

2020 Taxes Payable : \$697.12
Net Taxable Acres: 238.40
Tax per Net Taxable Acre: \$2.92

Lease Status

Leased through the 2021 crop year. Open lease for 2022 crop year.

FSA Data

Farm Number 4228, Tract 7847
FSA/Eff. Crop Acres: 211.39
Corn Base Acres: 103.50
Corn PLC Yield: 140 Bu.
Bean Base Acres: 95.40
Bean PLC Yield: 36 Bu.

Wetlands Determination

Farm contains farmed wetland. Contact agent for details.

Soil Types/Productivity

Primary soils are Lamoni, Sharpsburg and Colo. NCCPI on the FSA/Eff. crop acres is 69.00. See soil map for detail.

Mineral Rights

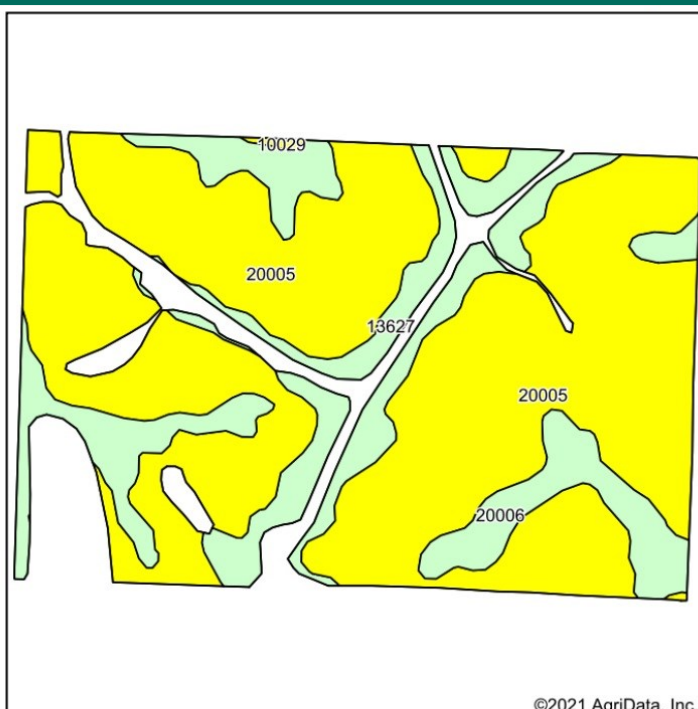
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Rolling.

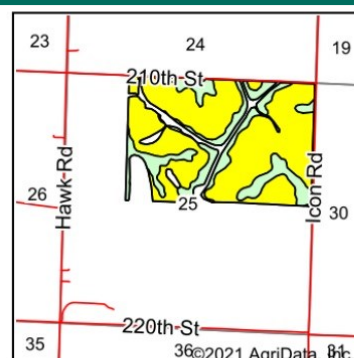
Drainage

Natural, plus tile and terraces. Maps available, contact agent.



Soils data provided by USDA and NRCS.

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State: **Missouri**
County: **Nodaway**
Location: **25-65N-36W**
Township: **Polk**
Acres: **211.39**
Date: **7/13/2021**



Maps Provided By



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Area Symbol: MO147, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
20005	Lamoni clay loam, 5 to 9 percent slopes	154.85	73.3%		IIIe	63
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	30.58	14.5%		IIe	93
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	25.60	12.1%		IIw	77
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	0.36	0.2%		IIIe	70
Weighted Average						*n 69

Water & Well Information

None.

Wind Turbines

Property contains two wind turbines with Tenaska Clear Creek Wind LLC. Project turbine #92, a 2.20 megawatt name-plate capacity wind turbine and project turbine #94, a 2.0 megawatt name-plate capacity wind turbine. Tenaska Clear Creek Wind LLC has a 25-year lease with the option for two consecutive 10-year extensions. The 2022 payment is expected to be \$21,000. The contract allows for an annual increase of 1.50% per year. The

2021 royalty payment will be subject to possession and as agreed in purchase agreement. Contact agent for details.

Comments

Opportunity to acquire a good income producing farm with extensive tile and terraces.

Additional Land for Sale

Seller has 3 additional tracts of land for sale located northwest of this property. See Additional Land Aerial Photo.

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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Looking Southeast



Looking East



Looking West



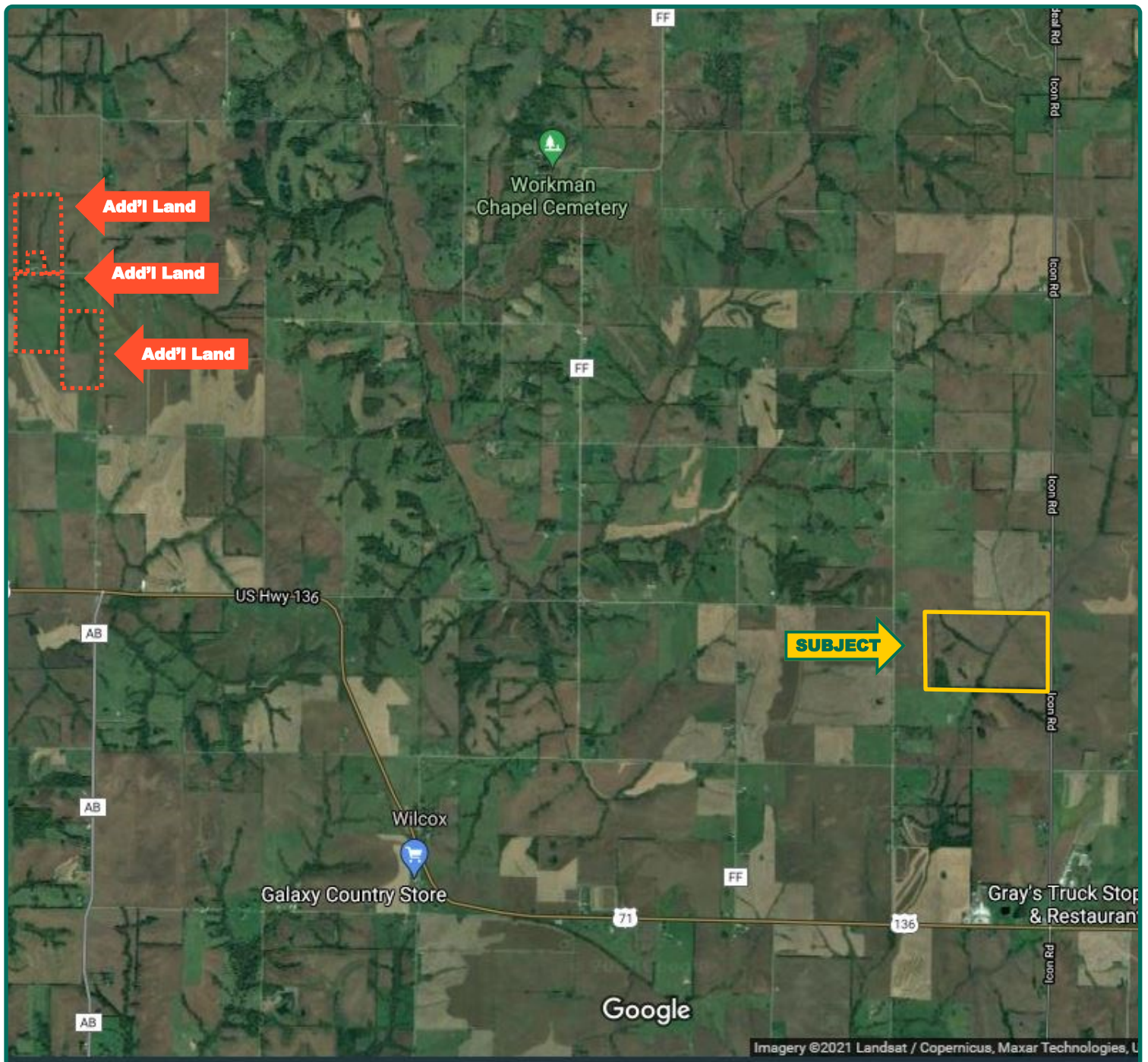
Looking Southeast



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Additional Land Aerial Photo



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