

Land For Sale

ACREAGE:

80.48 Acres, m/l

LOCATION:

Nodaway County, MO

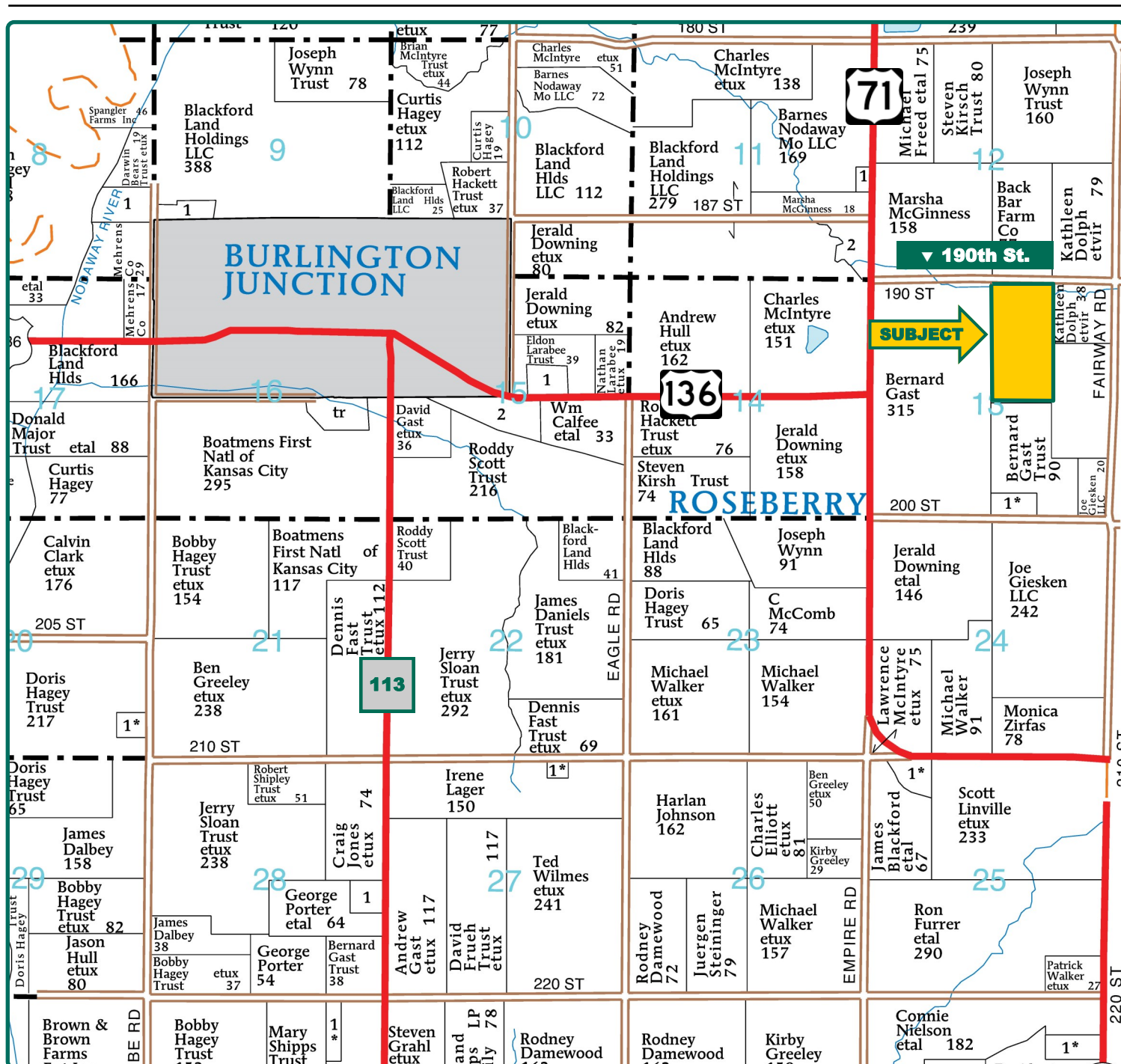


Property Key Features

- Back-Bar Farm Company of Nebraska
- Located 3¼ Miles East of Burlington Junction, Missouri
- Close to Several Ethanol Plants and Soybean Processing Terminals

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FSA/Eff. Crop Acres: 73.50*
Cert. Grass Acres: 67.20*
Corn Base Acres: 3.04*
Bean Base Acres: 3.00*
Soil Productivity: 82.70 NCCPI

**Acres are estimated.*

Property Information

80.48 Acres, m/l

Location

From Burlington Junction: go 1½ miles east on Hwy. 136 to Hwy. 71. Go north ½ mile to 190th St., then east ½ mile to the northwest corner of the property. Property is on the south side of 190th St.

Legal Description

W ½ NE ¼, Section 13, Township 65 North, Range 37 West of the 5th P.M.

Price & Terms

- \$260,000
- \$3,230.61/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: \$230.95*

Net Taxable Acres: 80.48*

Tax per Net Taxable Acre: \$2.87*

**Taxes estimated pending tax parcel split. Nodaway County Assessor will determine final tax figures.*

Lease Status

Open lease for 2022 crop year.

FSA Data

Part of Farm Number 5060, Tract 8336

FSA/Eff. Crop Acres: 73.50*

Cert. Grass Acres: 67.20*

Corn Base Acres: 3.04*

Corn PLC Yield: 130 Bu.

Bean Base Acres: 3.00*

Bean PLC Yield: 37 Bu.

**Acres are estimated pending reconstitution of farm by the Nodaway County FSA office.*

Soil Types/Productivity

Primary soils are Shelby and Colo. NCCPI on the estimated FSA/Eff. crop acres is 82.70. See soil map for details.

Mineral Rights

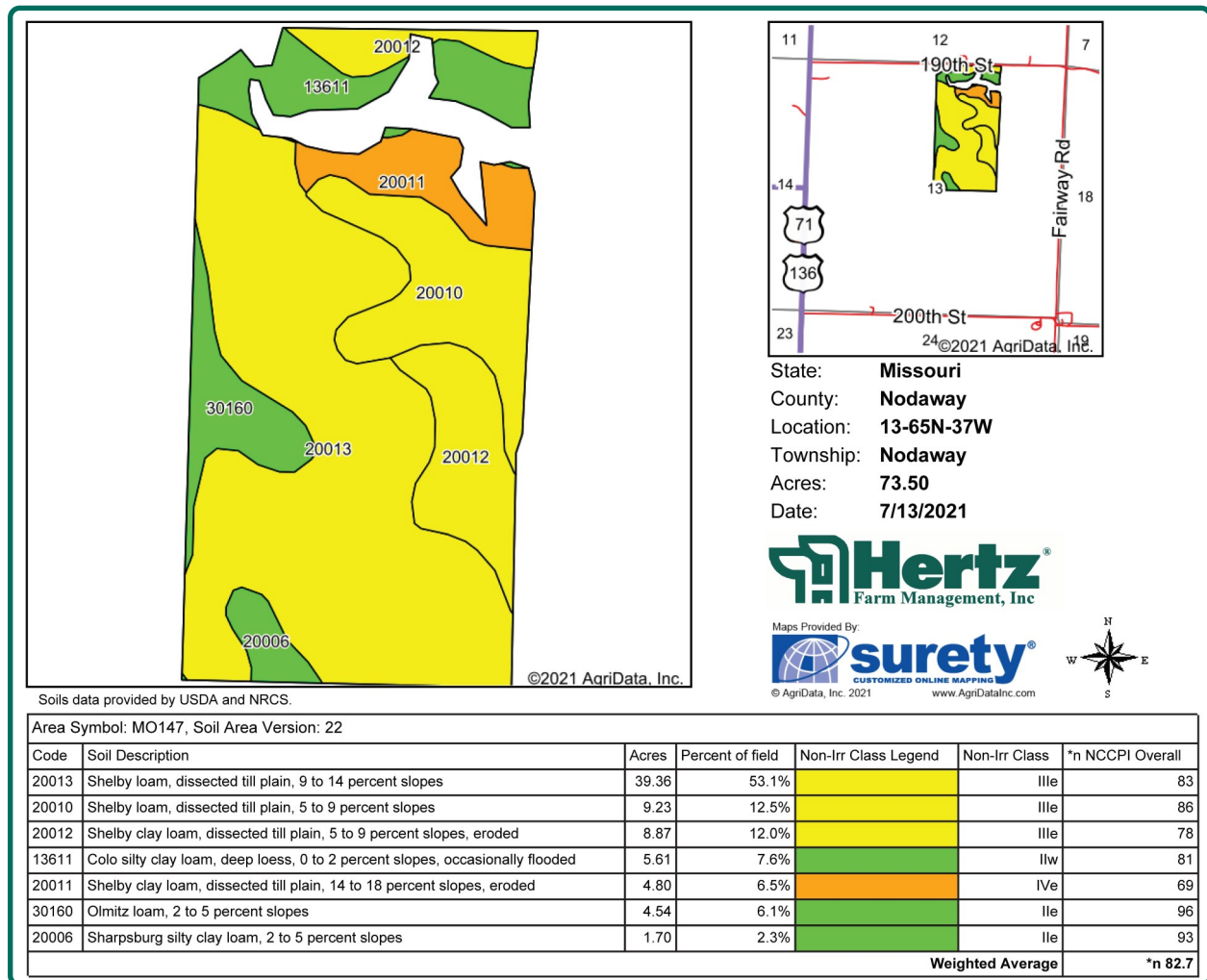
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently sloping.

Drainage

Natural.



Buildings/Improvements

None.

Water & Well Information

No known wells. Primary water source appears to come from the creek on the north end of the property.

Comments

Opportunity to acquire an 80 –acre mixed use farm. Primarily used for pasture and some row crop. This property also contains two small ponds and a creek.

Additional Land for Sale

Seller has 3 additional tracts of land for sale. There are two tracts located directly north and east of this property, and another tract of land located approximately 3 miles southwest 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 North



Looking North



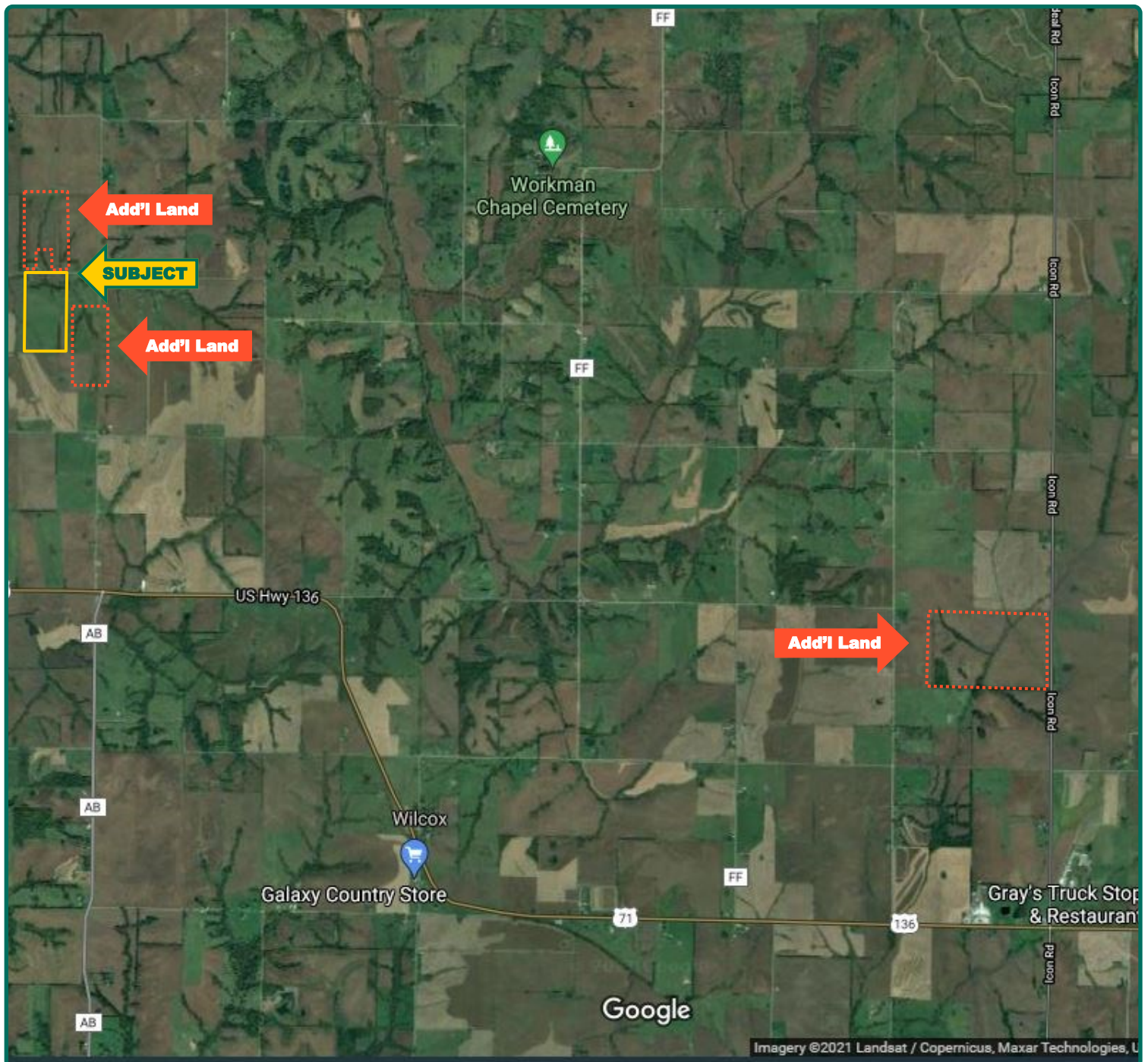
Creek in Northwest Corner of Farm



Looking South



Additional Land Aerial Photo



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