



**Property:** 401.54 Acres – Gentry County, Missouri

**Location:**

401.54 +/- acres in Sect. 27 & 34 T-62-N R-30-W  
In Gentry County, MO

David Hueneke  
815-291-6550  
daveiowafarmland@gmail.com  
P.O. Box 700  
Maquoketa, IA 52060

**Total Acres:** 401.54

**Till. Acres:** 351.18

**Production Index:** (See Soil Map)

**Ask - Gross:** \$ 2,750,000.

**Per Acre Price:** \$ 6,860.

**Income:**

|               |    |         |   |
|---------------|----|---------|---|
|               |    | 351.1   | (Owner is getting paid on 351.1 tillable acres) |
|               | X  | 250.    | (Current Farm Rent through 2025)                |
| - Cash Rent:  | \$ | 87,775. |   |
| - Hunt Lease: | \$ | 0.      | (Hunt Lease is Open at this time)               |

**Gross Rent:** \$ 87,775.

**R.E. Taxes (Est.):** \$ 1,016. (Est. \$2.53 p/Acre ave.)

**Net Return (After Tax):** \$ 86,759.

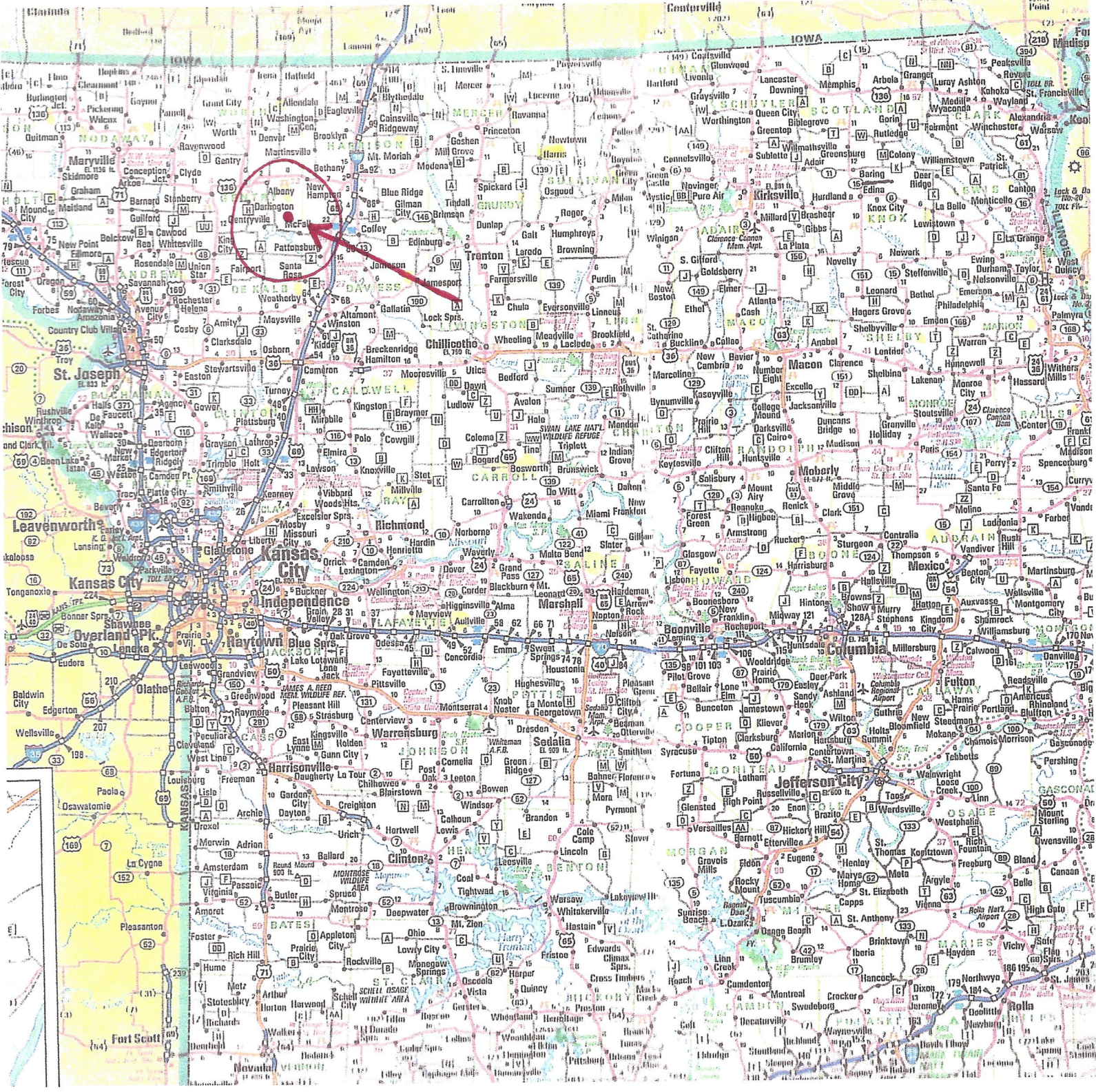
**Return Hypothetical:** 3.15% (Based on Asking Price/Current Rent/Current Taxes)

**Comments:**

- Large, contiguous tract
- Rolling terrain
- No Buildings
- 1<sup>st</sup> half of the farm rent is paid in March – the second half is paid in December
- FSA Maps & 156EZ available upon request.
- This farm is one of three farms available in Missouri - the other two farms are in Mercer County and Sullivan County.
- If you would like more information on these Missouri farms please visit our website:  
<https://iowafarmlandbroker.com> or Call David Hueneke at 815-291-6550.

\* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.





# Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

Cell: 815-291-6550

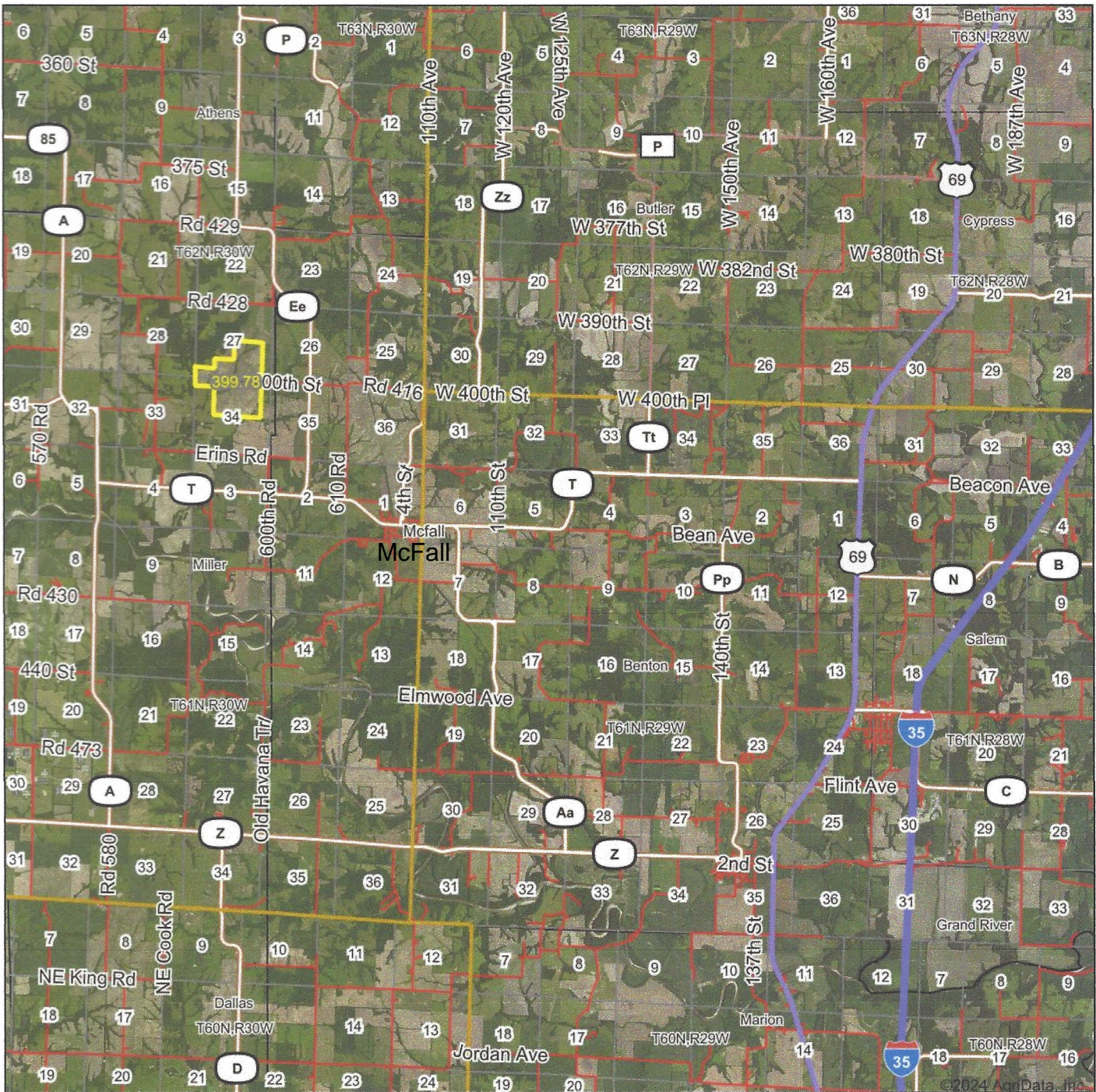
daveiowafarmland@gmail.com

P.O. Box 700

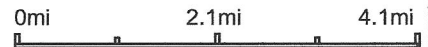
Maquoketa, IA 52060



# Aerial Map



Boundary Center: 40° 8' 18.35, -94° 15' 55.31



Maps Provided By:



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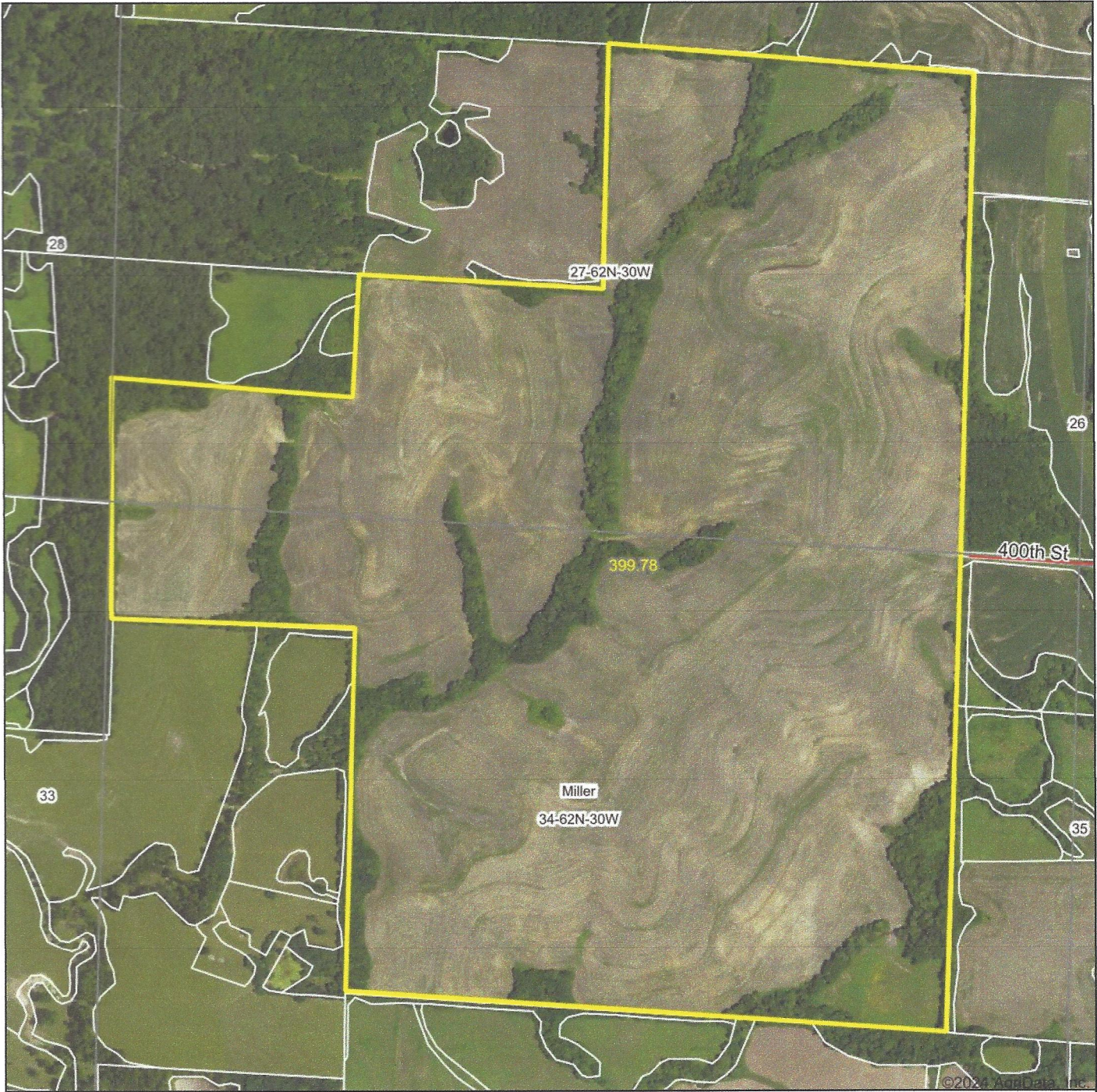
**34-62N-30W**  
**Gentry County**  
**Missouri**

6/18/2024

Field borders provided by Farm Service Agency as of 5/21/2008.



# Aerial Map



Boundary Center: 40° 8' 18.35, -94° 15' 55.31

0ft 853ft 1705ft



Maps Provided By:



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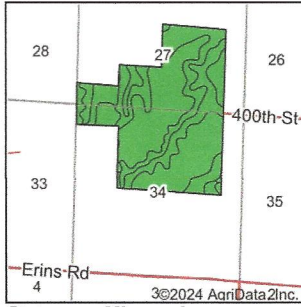
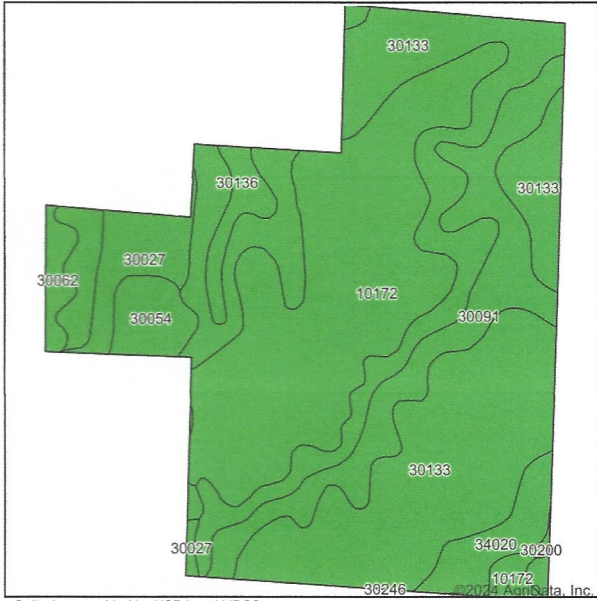
**34-62N-30W**  
**Gentry County**  
**Missouri**

6/18/2024

Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



State: **Missouri**  
 County: **Gentry**  
 Location: **34-62N-30W**  
 Township: **Miller**  
 Acres: **399.78**  
 Date: **6/18/2024**



Soils data provided by USDA and NRCS.

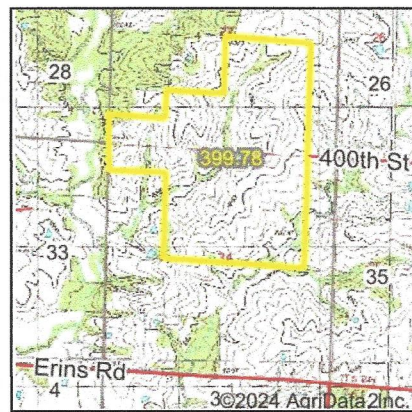
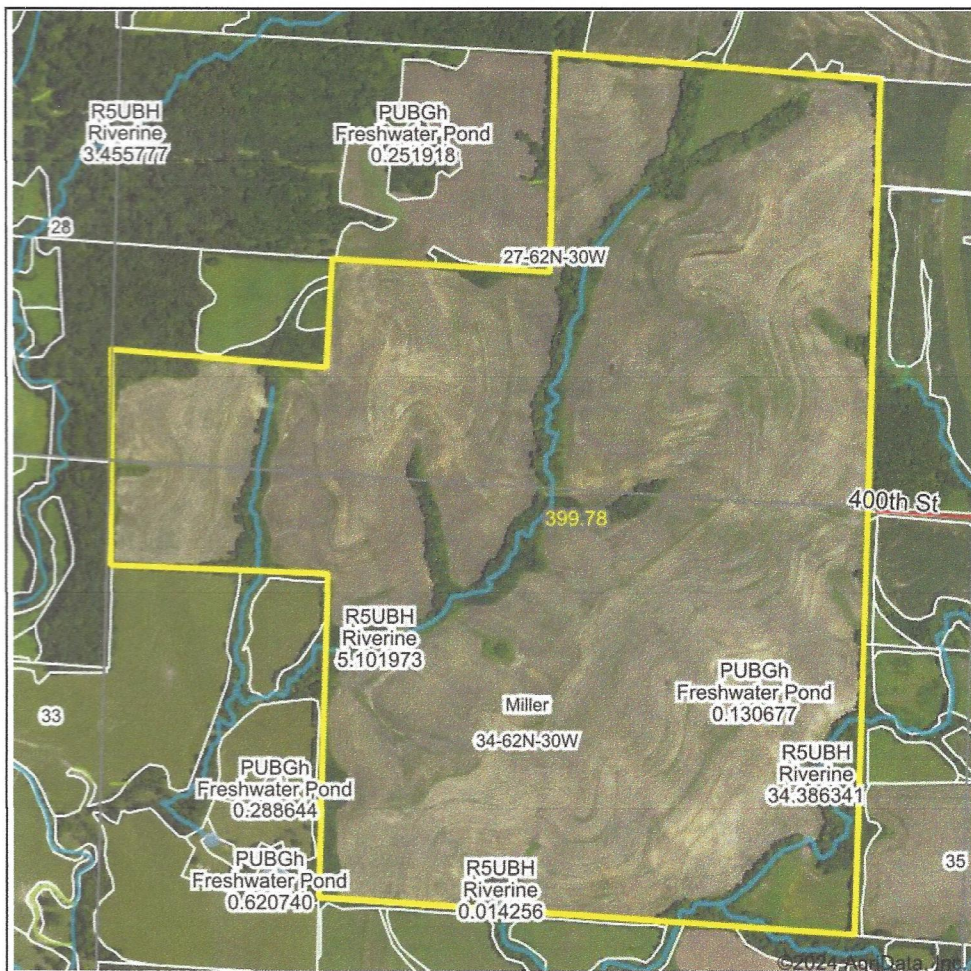
Area Symbol: MO075, Soil Area Version: 26

| Code                    | Soil Description  | Acres  | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Alfalfa hay Tons | Brome grass alfalfa AUM | Brome grass alfalfa hay Tons | Caucasian bluestem Tons | Common bermudagrass Tons | Corn Bu    | Kentucky bluegrass AUM | Oats Bu   | Orchardgrass red clover Tons | Smooth brome grass AUM | Soybeans Bu | Tall fescue Tons | Warm season grasses Tons | *n NCCPI Soybeans |                |
|-------------------------|---|--------|------------------|----------------------|------------------|------------------|-------------------------|------------------------------|-------------------------|--------------------------|------------|------------------------|-----------|------------------------------|------------------------|-------------|------------------|--------------------------|-------------------|----------------|
| 30133                   | Lamoni clay loam, 5 to 9 percent slopes, eroded                               | 176.61 | 44.1%            | ■                    | IIIe             |                  |                         |                              |                         |                          |            |                        |           |                              |                        |             |                  |                          | 47                |                |
| 10172                   | Shelby clay loam, 9 to 14 percent slopes, moderately eroded                   | 114.18 | 28.6%            | ■                    | IIIe             |                  |                         |                              |                         |                          |            |                        |           |                              |                        |             |                  |                          | 54                |                |
| 30091                   | Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded              | 44.96  | 11.2%            | ■                    | IIe              |                  |                         |                              |                         |                          |            |                        |           |                              |                        |             |                  |                          | 65                |                |
| 30027                   | Armstrong clay loam, 5 to 9 percent slopes, moderately eroded                 | 15.80  | 4.0%             | ■                    | IIIe             |                  |                         |                              |                         |                          |            |                        |           |                              |                        |             |                  |                          | 41                |                |
| 34020                   | Colo silty clay loam, drainage way, 2 to 5 percent slopes, frequently flooded | 13.37  | 3.3%             | ■                    | IIw              |                  |                         |                              |                         |                          |            |                        |           |                              |                        |             |                  |                          | 59                |                |
| 30054                   | Gara clay loam, 9 to 14 percent slopes, eroded                                | 11.73  | 2.9%             | ■                    | IVe              |                  |                         |                              |                         |                          |            |                        |           |                              |                        |             |                  |                          | 47                |                |
| 30136                   | Lamoni loam, 5 to 9 percent slopes  | 8.82   | 2.2%             | ■                    | IIIe             | 5                |                         |                              | 8                       |                          | 7          |                        |           | 8                            |                        |             | 7                | 8                        | 58                |                |
| 30036                   | Armstrong loam, 5 to 9 percent slopes   | 7.86   | 2.0%             | ■                    | IIIe             | 5                |                         |                              | 7                       |                          | 6          |                        |           | 7                            |                        |             | 6                | 7                        | 52                |                |
| 30062                   | Gara loam, 9 to 14 percent slopes   | 5.83   | 1.5%             | ■                    | IVe              |                  |                         |                              |                         |                          |            |                        |           |                              |                        |             |                  |                          | 59                |                |
| 30200                   | Shelby loam, 9 to 14 percent slopes   | 0.62   | 0.2%             | ■                    | IIIe             |                  |                         |                              |                         |                          |            |                        |           |                              |                        |             |                  |                          | 61                |                |
| <b>Weighted Average</b> |   |        |                  |                      |                  | <b>2.90</b>      | <b>0.2</b>              | <b>*-</b>                    | <b>*-</b>               | <b>0.3</b>               | <b>0.3</b> | <b>*-</b>              | <b>*-</b> | <b>*-</b>                    | <b>0.3</b>             | <b>*-</b>   | <b>*-</b>        | <b>0.3</b>               | <b>0.3</b>        | <b>*n 51.7</b> |

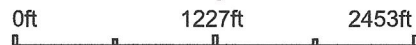
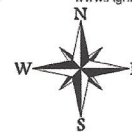
\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



# Wetlands Map



**State:** Missouri  
**Location:** 34-62N-30W  
**County:** Gentry  
**Township:** Miller  
**Date:** 6/18/2024



| Classification Code | Type            | Acres       |
|---------------------|-----------------|-------------|
| R5UBH               | Riverine        | 4.90        |
| PUBGh               | Freshwater Pond | 0.49        |
| <b>Total Acres</b>  |                 | <b>5.39</b> |

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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