

Location:

234.63 Acres in Sects. 21, 22, 27, & 28 T-61-N R-18-W In Sullivan Co., MO (See Plat Map)



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

Total Acres:		234.63	
Till. Acres:		222.10	
Production Index:	(See	Soil Map)	
Ask - Gross:	\$ 1	,600,000.	
Per Acre Price:	\$	6,850.	
Income:			
		219	(FSA Till = 222.1 / Owner is getting paid on 219 till. Acres)
<u></u>	K	272.8	(Current Farm Rent through 2027)
- Cash Rent:	\$	59,743.	
- Hunt Lease:	\$	0.	(Hunt Lease is Open at this Time)
Gross Rent:	\$	59,743.	
R.E. Taxes (Est.):	\$	503.	(Est. \$2.16 p/Acre ave.)
Net Return (After Tax	<u>):</u> \$	59,240.	
Return Hypothetical:		3.7%	(Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Rolling terrain
- Multiple ponds
- FSA Maps & 156EZ available upon request.
- This is one of three farms available in Missouri the other farms are in Mercer County and Gentry County
- _ If you would like more information on these farms, please visit our website: https://iowafarmlandbroker.com or call David Hueneke at 815-291-6550

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* 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.

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Iowa Farm Land Brokers David Hueneke

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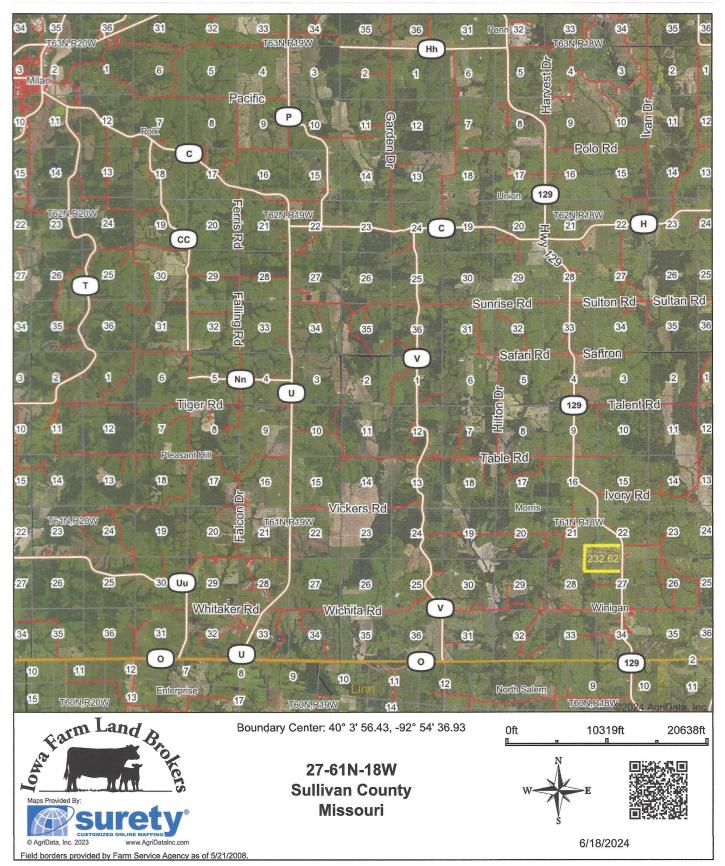
Midwest Farmland

Cell: 815-291-6550

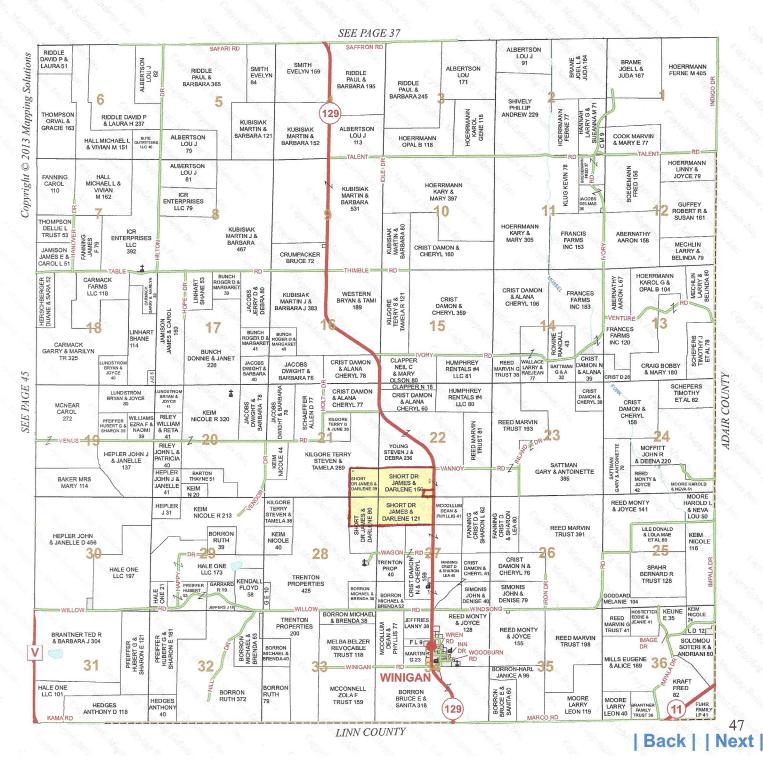
daveiowafarmland@gmail.com

P.O. Box 700 Maquoketa, IA 52060

Aerial Map



TOWNSHIP 61N • RANGE 18W

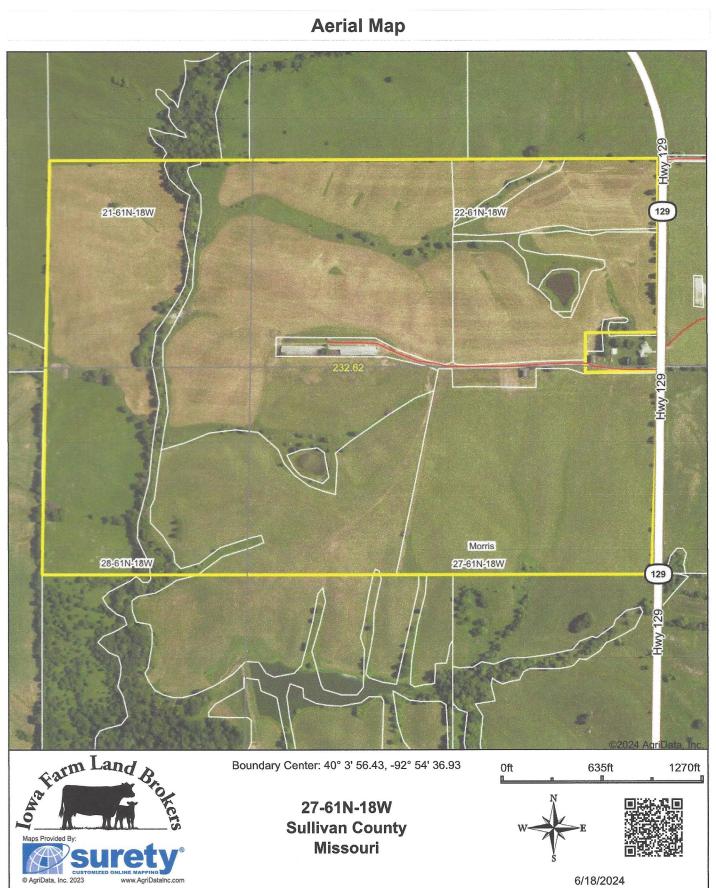


Iowa Farm Land Brokers

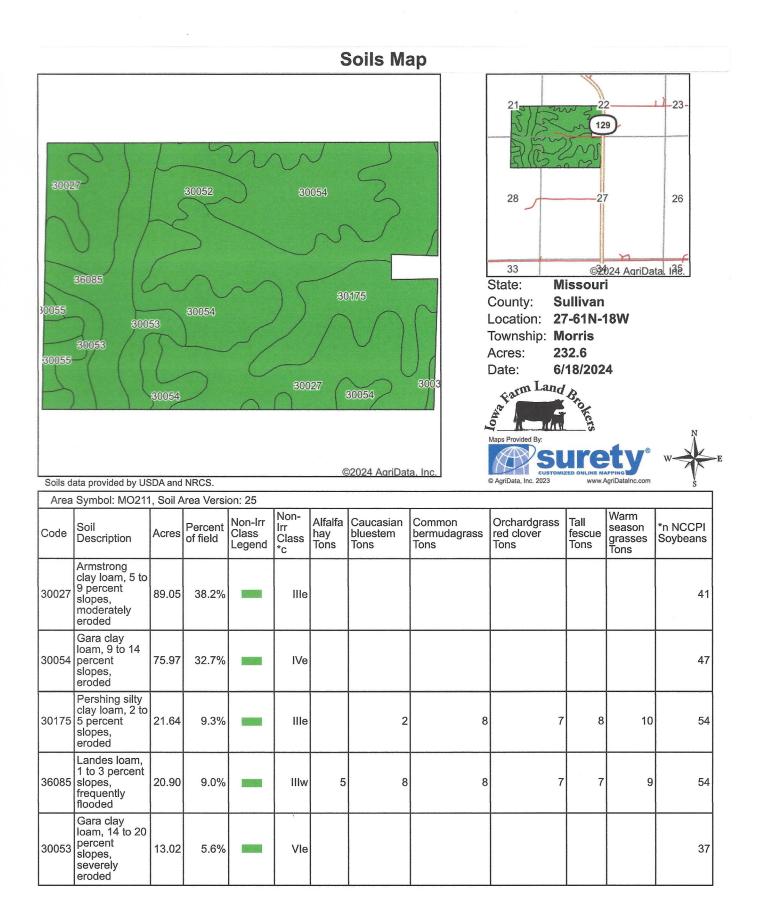
David Hueneke Midwest Farmland

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> P.O. Box 700 Maquoketa, IA 52060



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

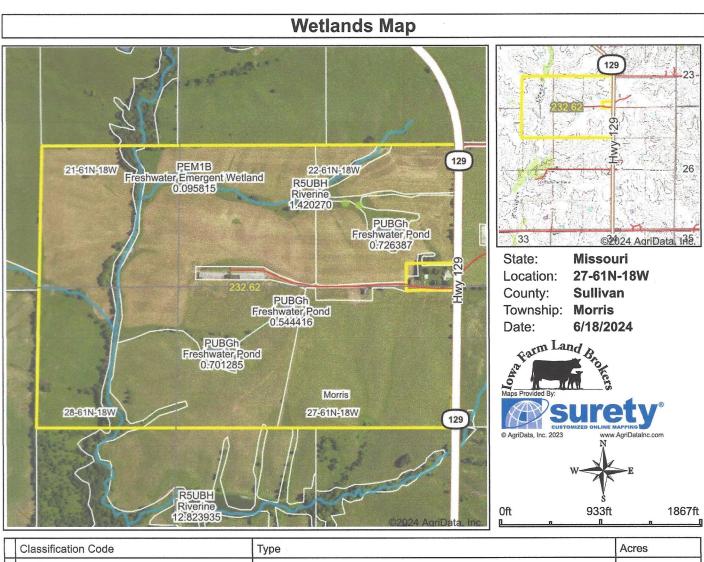


Soils data provided by USDA and NRCS.



Code	Soil Description		Percent of field	Non-Irr Class Legend	Non- Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
	Gara clay loam, 14 to 18 percent slopes, moderately eroded	7.62	3.3%		Vle						r	42
30055	Gara clay Ioam, 9 to 14 percent slopes, severely eroded	3.72	1.6%		IVe							41
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.68	0.3%		IVe							41
Weighted Average			3.61	0.4	0.9	1.5	1.3	1.4	1.7	*n 45.1		

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



	Classification Code	Туре	Acres
	R5UBH	Riverine	3.74
	PUBGh	Freshwater Pond	1.97
The second	PEM1Ch	Freshwater Emergent Wetland	0.20
	PEM1B	Freshwater Emergent Wetland	0.10
ſ		Total Acres	6.01

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