

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

82.4 SURVEYED ACRES

MCQUINN, SHELBY COUNTY, MISSOURI

LISTING #456



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DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

LAND FOR SALE



McQuinn, 82.4 Surveyed Acres, Shelby Co., MO

TOTAL ACRES:	82.4
PRICE:	\$425,000.00
Price Per Acre:	\$5,157.00
Owner:	McQuinn
Operator:	Carroll Brothers
County & State:	Shelby Co., Missouri
Location:	Northwest of Shelbyville
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	
Taxable Acres:	80.1
Net RE Taxes:	\$919.56
Taxes Payable In:	2015
Topography:	Level to Gently Rolling

LEGAL DESCRIPTION:

The North 1/2 of the Southwest 1/4, Section 10, Township 58 North, Range 11 West.

See enclosed "Exhibit A" for exact legal description.

COMMENTS & BUILDING INFORMATION:

Excellent soiled Northeast Missouri farm.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge

Cell: 563-320-9900

Office: 563-659-8185

Email: total@totalrealtyco.com

www.totalrealtyco.com

LEASE/FSA INFORMATION:

Farm open for 2017 crop year.

F.S.A. INFORMATION:

Farmland:	82.4
Crop Acres:	75.27
CRP Acres:	
Wheat Base:	3.99
Wheat Yield:	41
Corn Base:	14.69
Corn Yield:	77
Soybean Base:	24.05
Soybean Yield:	26

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	82.4
Tillable Acres:	75.27
CRP Acres:	
Farmstead:	
Roads:	1.08
Waterways:	6.05
Timber:	
Pasture:	

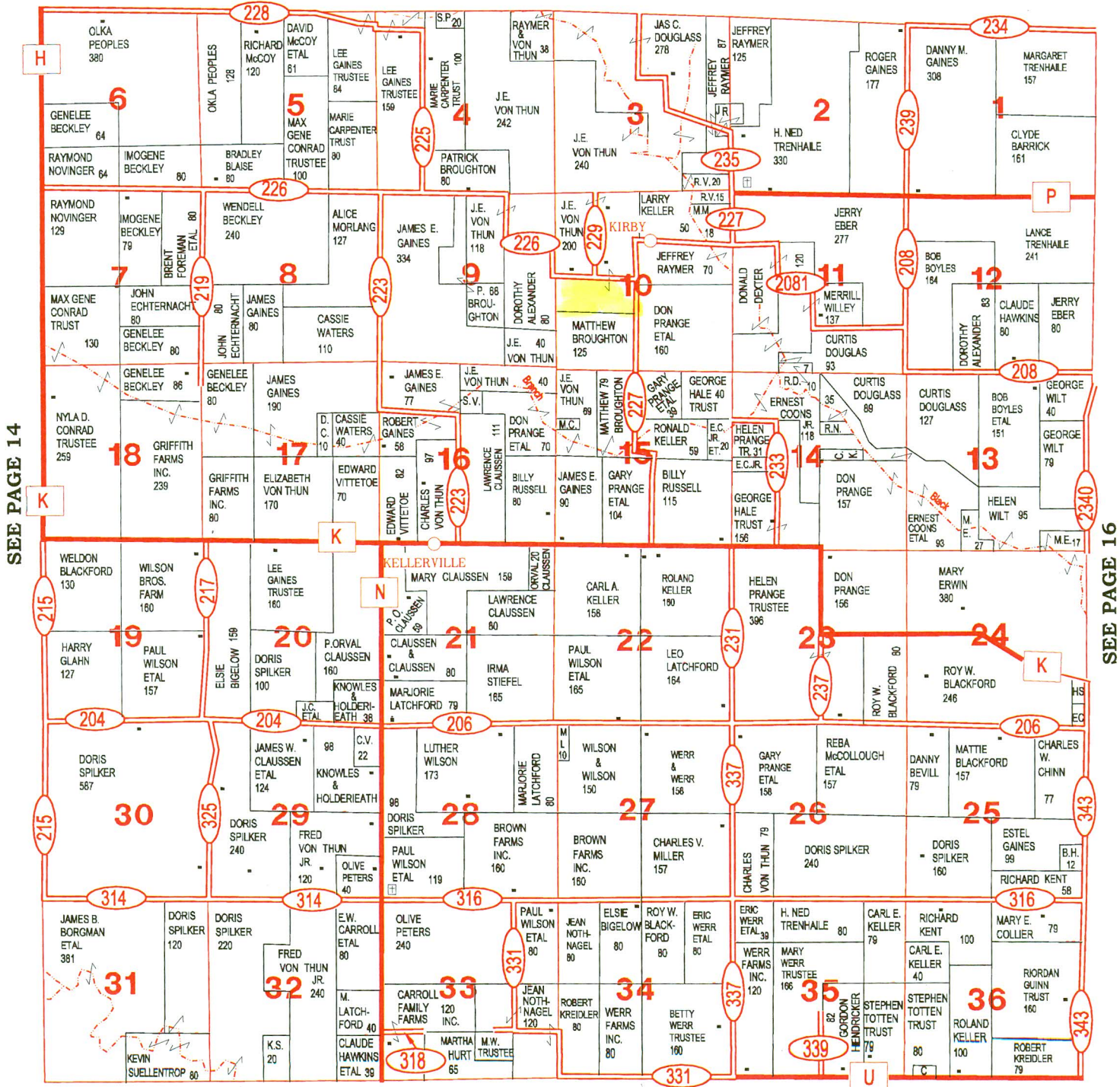
John Hays - Manager

Bus. Hwys. 24 - 36E
Monroe City, MO 63456

Business: (573) 735-4546
Home: (573) 735-4314

TOWNSHIP 58N • RANGE 11W

SEE PAGE 11



SEE PAGE 19

Aerial Map



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Maps Provided By:



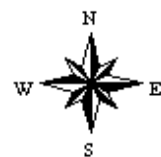
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map center: 39° 50' 37.63, -92° 7' 10.97

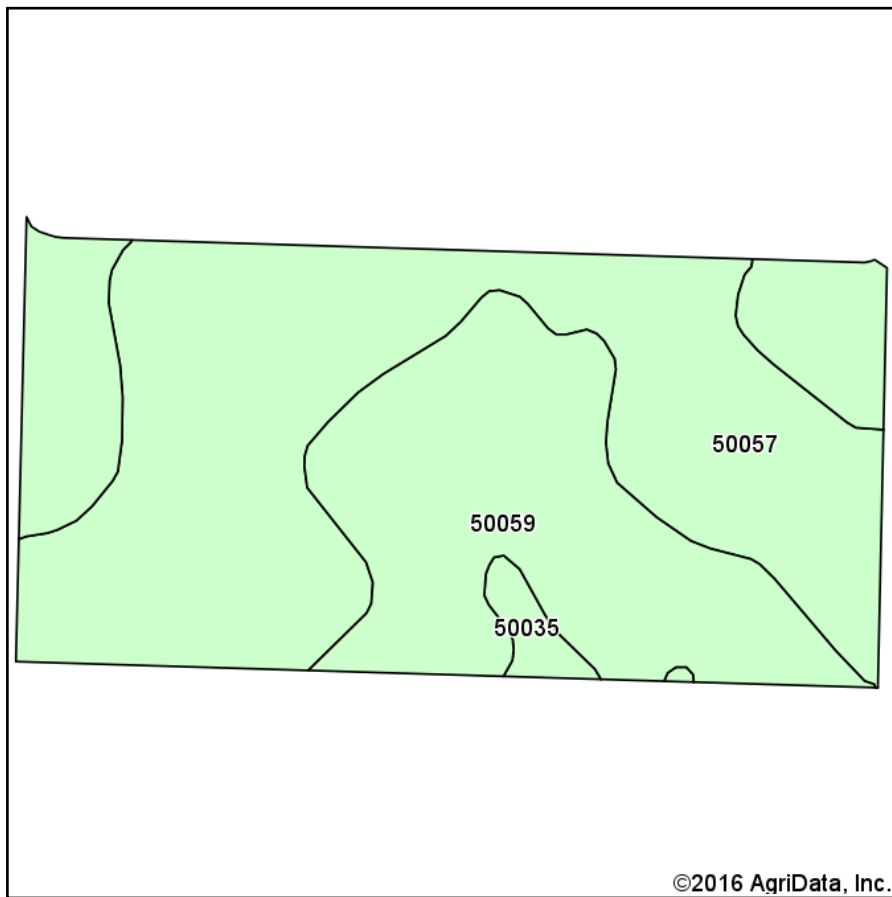
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10-58N-11W
Shelby County
Missouri

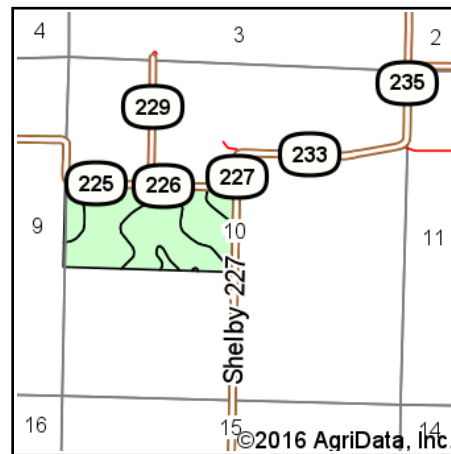


9/12/2016

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Shelby**
 Location: **10-58N-11W**
 Township: **Black Creek**
 Acres: **82.4**
 Date: **9/12/2016**

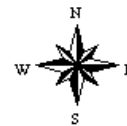
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Area Symbol: MO205, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Overall
50057	Putnam silt loam, 1 to 3 percent slopes	44.77	54.3%	IIIw	53
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	36.12	43.8%	Ile	51
50035	Leonard silt loam, 5 to 9 percent slopes, eroded	1.51	1.8%	IIIe	50
Weighted Average					*n 52.1

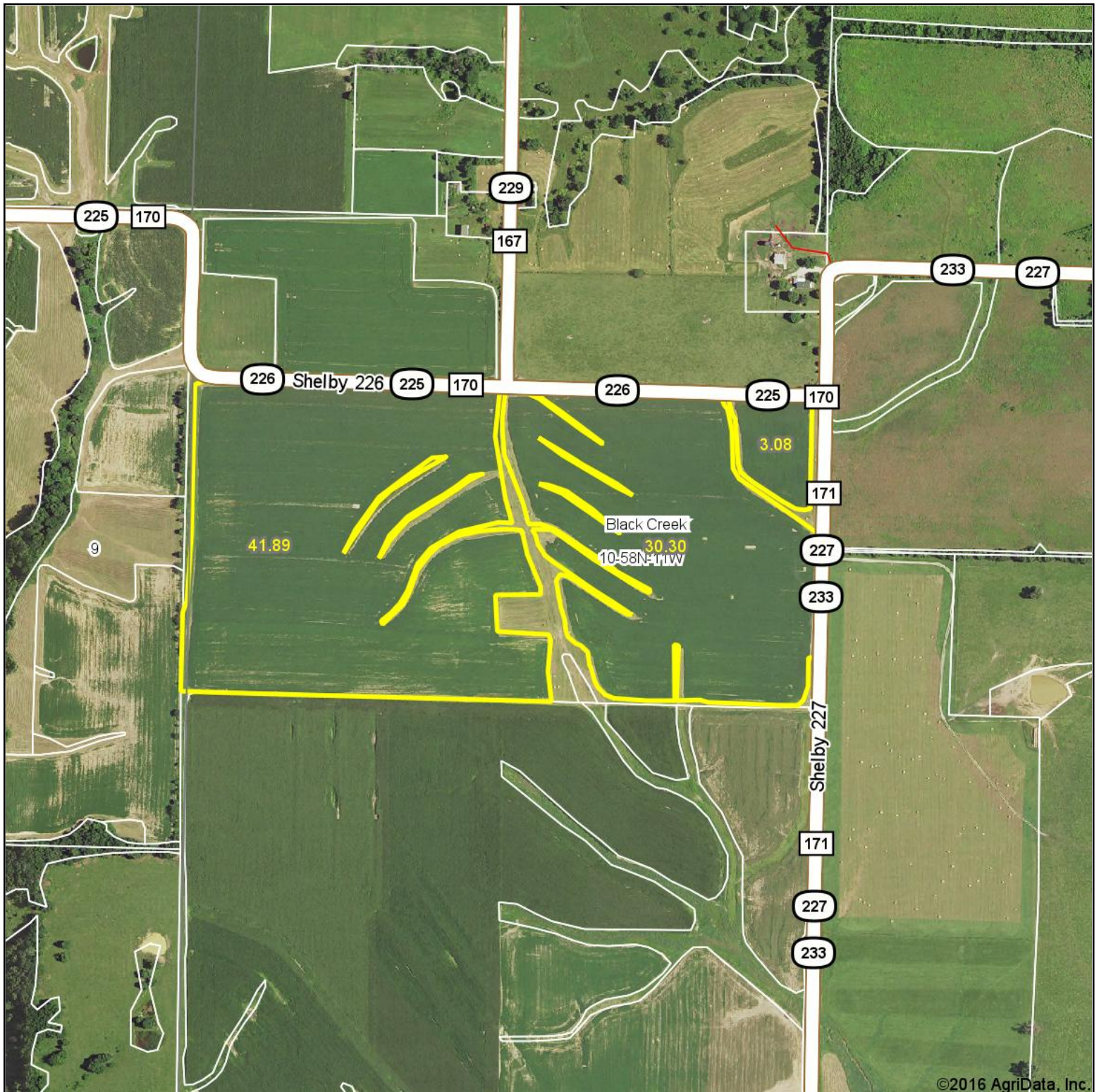
Area Symbol: MO205, Soil Area Version: 14

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map ~ Tillable Acres



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Maps Provided By:



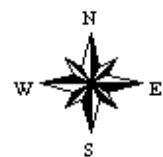
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map center: 39° 50' 37.07, -92° 7' 8.41

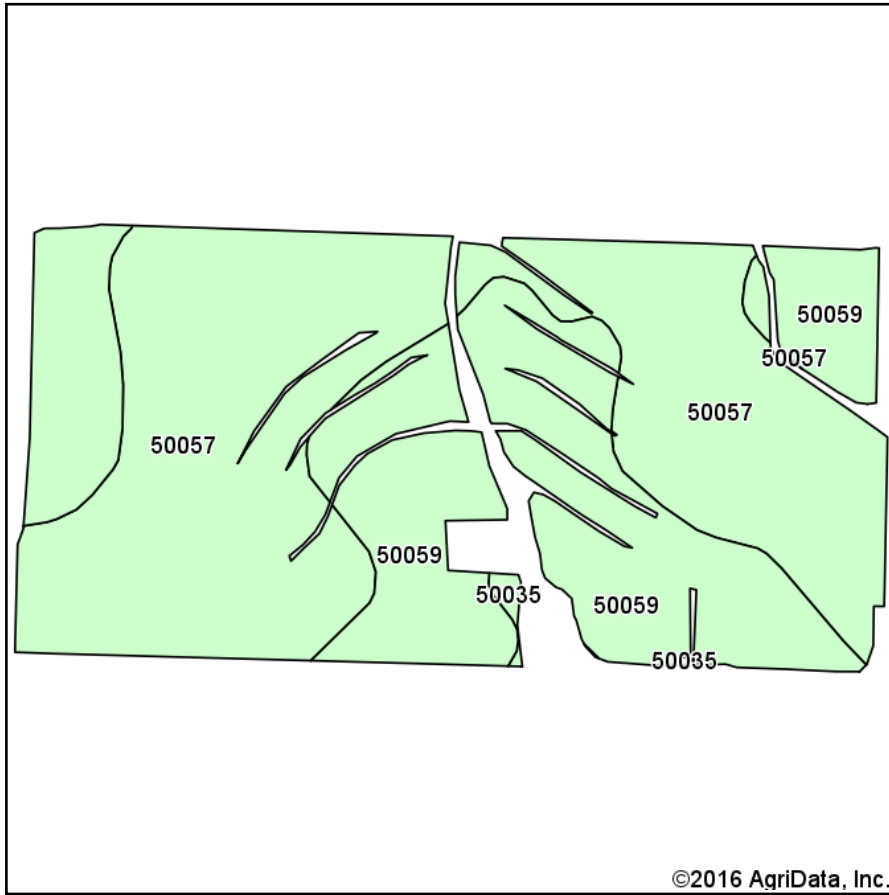
10-58N-11W
Shelby County
Missouri

0ft 659ft 1319ft

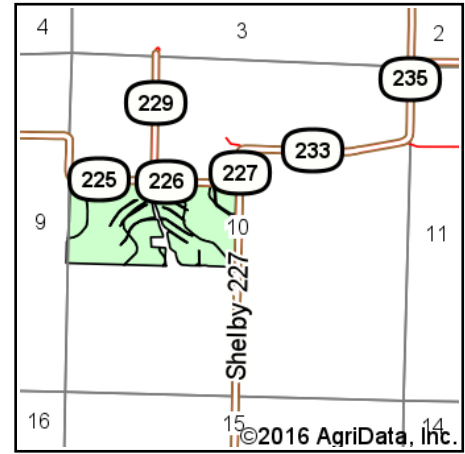


9/12/2016

Soils Map ~ Tillable Acres



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Shelby**
 Location: **10-58N-11W**
 Township: **Black Creek**
 Acres: **75.27**
 Date: **9/12/2016**

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Area Symbol: MO205, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Overall
50057	Putnam silt loam, 1 to 3 percent slopes	43.63	58.0%	IIIw	53
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	31.33	41.6%	Ile	51
50035	Leonard silt loam, 5 to 9 percent slopes, eroded	0.31	0.4%	IIIe	50
Weighted Average					*n 52.2

Area Symbol: MO205, Soil Area Version: 14

*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**All Measurements are
For FSA Programs Only**

Wetland Determination Identifiers

- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Disclaimer:** Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Shelby Co. FSA

CN = Corn - Yel - Gr
 SB = Soybeans - COM - Gr
 GRS/Milo = Grain Sorghum - GRS - Gr
 WHT = Wheat - SRW - Gr
 Past= Pasture - IGS - GZ
 Hay = MIXFG - IGS - FG
 *Unless notated on Map

1:7,920



Program Year: 2017

Created: 9/9/2016

Flown: 2014-07-17

- clu
- crp
- plss

**Farm 4538
Tract 8903**

Missouri
Shelby

U.S. Department of Agriculture
Farm Service Agency

FARM: 4538
Prepared: 9/15/16 4:06 PM
Crop Year: 2016
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
GREGORY MCQUINN		

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
81.95	75.27	75.27	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	75.27	0.0	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO WHEAT, CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.99		41	0.0
CORN	14.69		77	0.0
SOYBEANS	24.05		26	0.0
Total Base Acres:	42.73			

Tract Number: 8903	Description: S10 T58N R11W	FAV/WR History
BIA Range Unit Number:		
HEL Status: HEL: conservation system is being actively applied		
Wetland Status: Wetland determinations not complete		
WL Violations: None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
81.95	75.27	75.27	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	75.27	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.99		41	0.0
CORN	14.69		77	0.0
SOYBEANS	24.05		26	0.0
Total Base Acres:	42.73			

Owners: GREGORY MCQUINN

Other Producers: CARROLL BROTHERS FARMS LLC