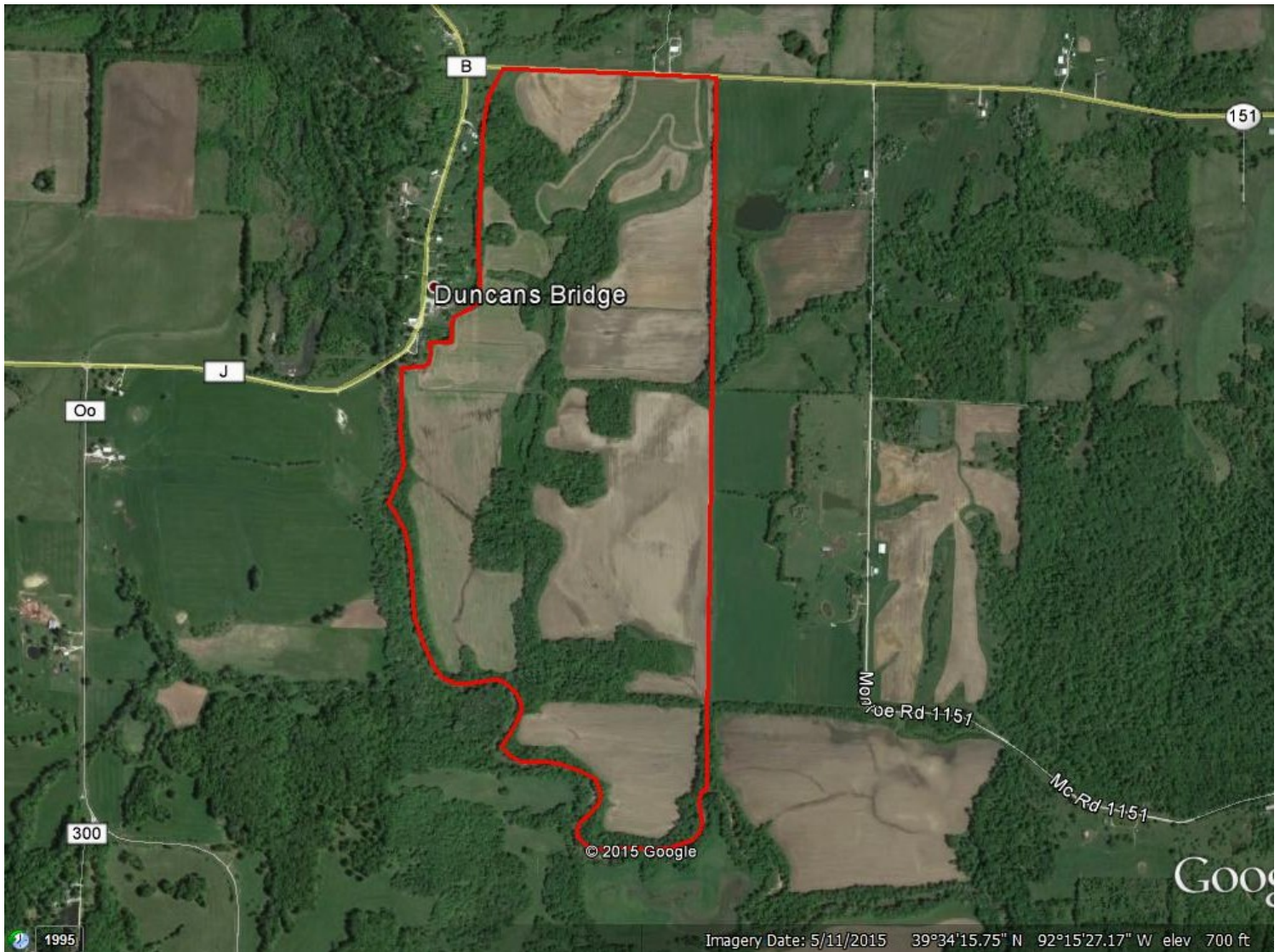


# LAND FOR SALE

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

**320 ACRES M/L**  
**MONROE COUNTY, MISSOURI**

**LISTING #425**



**DOUGLAS R. YEGGE**

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

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# LAND FOR SALE

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

## Yegge, 320 Acres M/L, Monroe County, Missouri

<b>TOTAL ACRES:</b>	<b>320</b>
<b>PRICE:</b>	<b>\$1,150,000</b>
<b>Price Per Acre:</b>	\$3,593.75
<b>Owner:</b>	Yegge
<b>Operator:</b>	Hayes
<b>County &amp; State:</b>	Monroe, Missouri
<b>Location:</b>	Duncan's Bridge
<b>Possession Date:</b>	To Be Agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	N/A
<b>Taxable Acres:</b>	318
<b>Net RE Taxes:</b>	\$880.11 Estimated
<b>Taxes Payable In:</b>	In 2015
<b>Topography:</b>	Level to gently rolling

### LEGAL DESCRIPTION:

East 1/2 of the East 1/2 of Section 8 and the West 1/2 of the West 1/2 of Section 9, all in Township 55 North, Range 12 West, Monroe Co. Missouri

### COMMENTS & BUILDING INFORMATION:

Farm is 5% return on asking price. Not including hunting lease. Hunting lease is available.

\*Owner, Douglas R. Yegge, is a licensed real estate broker in the State of Missouri.

### TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge  
Cell: 563-320-9900  
Office: 563-659-8185  
Email: [total@totalrealtyco.com](mailto:total@totalrealtyco.com)  
[www.totalrealtyco.com](http://www.totalrealtyco.com)

### LEASE/FSA INFORMATION:

Farm is certified organic

### F.S.A. INFORMATION:

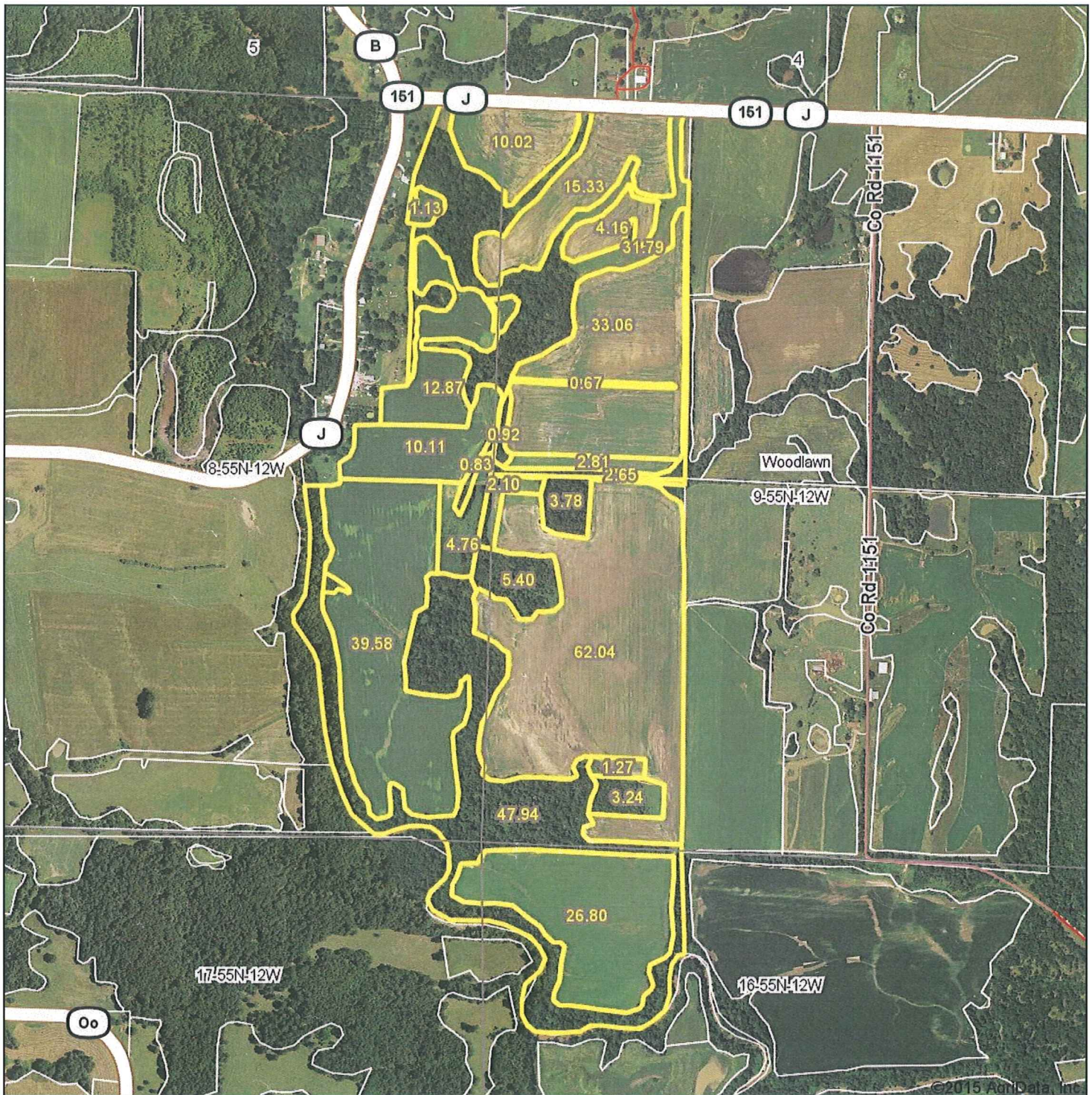
<b>Farmland:</b>	325.8
<b>Crop Acres:</b>	222
<b>CRP Acres:</b>	N/A
<b>Wheat Base:</b>	52.3
<b>Wheat Yield:</b>	44
<b>Corn Base:</b>	42.6
<b>Corn Yield:</b>	73
<b>Soybean Base:</b>	118.2
<b>Soybean Yield:</b>	23

### APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	320
<b>Tillable Acres:</b>	222.8
<b>CRP Acres:</b>	N/A
<b>Farmstead:</b>	N/A
<b>Roads:</b>	2
<b>Waterways:</b>	8
<b>Timber:</b>	87.2
<b>Pasture:</b>	N/A



## Aerial Map



**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



**9-55N-12W**  
**Monroe County**  
**Missouri**

map center: 39° 34' 18.3, 92° 15' 32.3

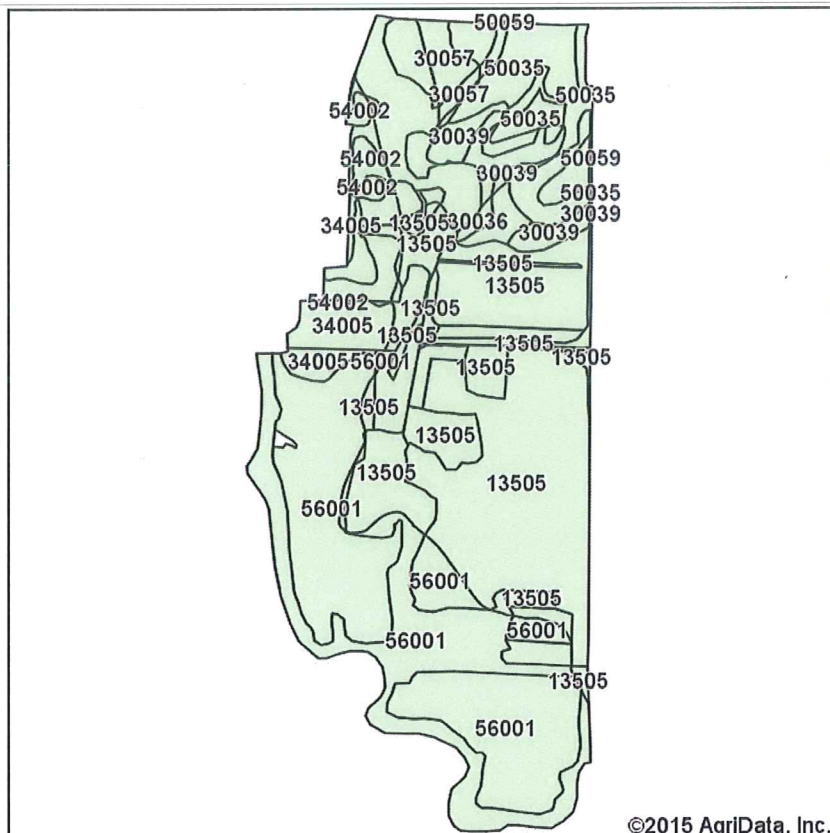
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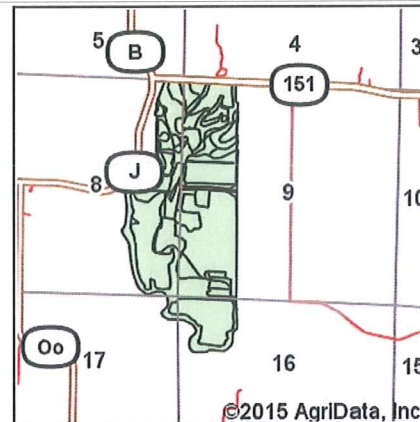
8/5/2015

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

## Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Monroe**  
 Location: **9-55N-12W**  
 Township: **Woodlawn**  
 Acres: **323.77**  
 Date: **8/5/2015**

**TOTAL**  
 REALTY CO.  
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



Area Symbol: MO137, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn	Soybeans	NCCPI Overall
56001	Piopolis silty clay loam, 0 to 2 percent slopes, occasionally flooded	130.03	40.2%	IIIw			67
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	119.20	36.8%	IIw			67
50035	Leonard silt loam, 5 to 9 percent slopes, eroded	25.32	7.8%	IIIe			51
34005	Gifford silt loam, 2 to 5 percent slopes, rarely flooded	12.89	4.0%	IIe			74
30039	Armstrong loam, 9 to 14 percent slopes, eroded	12.41	3.8%	IVe	5	2	55
54002	Gifford silt loam, 5 to 9 percent slopes, rarely flooded	12.20	3.8%	IIIe			71
30057	Gara loam, 14 to 20 percent slopes	5.06	1.6%	VIe			69
30036	Armstrong loam, 5 to 9 percent slopes	3.80	1.2%	IIIe			49
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	2.86	0.9%	IIe			50
Weighted Average					0.2	0.1	65.4

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Missouri  
Monroe

U.S. Department of Agriculture  
Farm Service Agency

FARM: 5891  
Prepared: 9/8/15 11:01 AM  
Crop Year: 2015  
Page: 1 of 2

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	
ROBERT MICHAEL HAYES								
Farms Associated with Operator:								
1609, 1767, 3081, 4266, 4472, 4960, 5418, 5849, 5892								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
285.21	195.2	195.2	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	195.2	0.0	0.0	N			

ARC/PLC				
ARC-IC NONE		ARC-CO SOYBN	PLC WHEAT, CORN , SORGH	PLC-Default NONE
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	46.0		44	0.0
CORN	37.5		73	0.0
GRAIN SORGHUM	0.1		74	0.0
SOYBEANS	103.9		23	0.0
Total Base Acres:	187.5			

Tract Number: 12650      Description:

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
285.21	195.2	195.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	195.2	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	46.0		44	0.0
CORN	37.5		73	0.0
GRAIN SORGHUM	0.1		74	0.0
SOYBEANS	103.9		23	0.0
Total Base Acres:	187.5			

Owners: DOUGLAS R YEGGE TRUST

TAMI CAROL GUY

Missouri  
Monroe

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 5892**  
Prepared: 9/8/15 11:02 AM  
Crop Year: 2015  
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
ROBERT MICHAEL HAYES	S16, 17 T55 R12	

Farms Associated with Operator:  
1609, 1767, 3081, 4266, 4472, 4960, 5418, 5849, 5891

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
40.59	26.8	26.8	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	26.8	0.0	0.0			N	

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

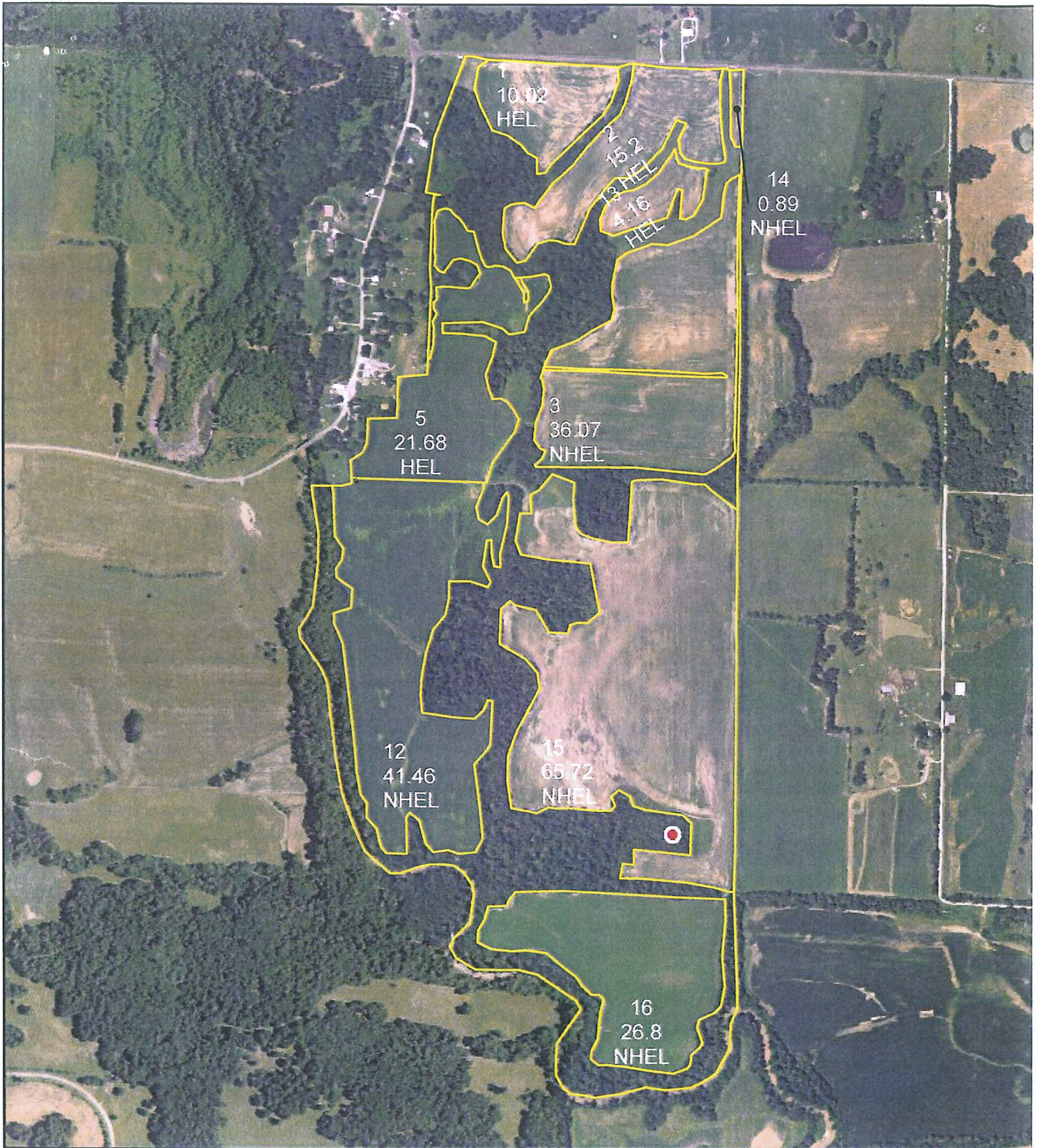
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.3		44	0.0
CORN	5.1		73	0.0
SOYBEANS	14.3		23	0.0
Total Base Acres:	25.7			

Tract Number: 12649	Description: S16, 17 T55 R12	FAV/WR History
BIA Range Unit Number:		N
HEL Status:	HEL: conservation system is being actively applied	
Wetland Status:	Tract contains a wetland or farmed wetland	
WL Violations:	None	

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
40.59	26.8	26.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	26.8	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.3		44	0.0
CORN	5.1		73	0.0
SOYBEANS	14.3		23	0.0
Total Base Acres:	25.7			

Owners: TAMI CAROL GUY  
Other Producers: None



Created: 9/22/2014

Monroe County FSA

1:9,850

#### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

All Measurements are  
For FSA Programs Only



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.

clu

Farm 5659  
Tract 12