

For Sale



402.29± acres

Pemiscot County, MO

Viars - Upchurch Farm



**Capital
Agricultural
Property
Services, Inc.**
901-756-5367

Size: 3 Tracts consisting of 402.29± Total Acres, 399± FSA Cropland Acres.

Location: The main tract is located along the east side of State Highway NN, and borders County Road 454 on the south, and County Road 452 on the north. There are two smaller separate tracts approximately .75 of a mile east of the main tract. One of these tracts is located south and west of the intersection of County Roads 452 and 463. The other tract is located north and west of County Roads 454 and 463.

FSA Data:	Crop	Base Acres	Direct & CC Yield
	Wheat	57.22	41 bu.
	Cotton	115.09	485 lb.
	Soybeans	196.42	13 bu.
	Milo	41.92	77 bu.

*Final base acres are subject to reconstitution and approval by the Pemiscot FSA Office

Description: This Viars-Upchurch farm consists of 3 separate tracts, all located within .75± of a mile of each other. The majority (99±%) of the land is tillable, and easily accessible via paved state and gravel county roads. An irrigation well with a 50 hp electric motor is located on the west side of the main tract. This well has been used to furnish water to a Valley center pivot. However, the pivot belongs to the current tenant, but is available for purchase. The well, pump, electric motor, and panel box are included in the sale of the land. All of the property is well suited to be developed through land leveling, and would be capable of producing a variety of crops. Ground water quantity and quality is reported to be excellent in this area.

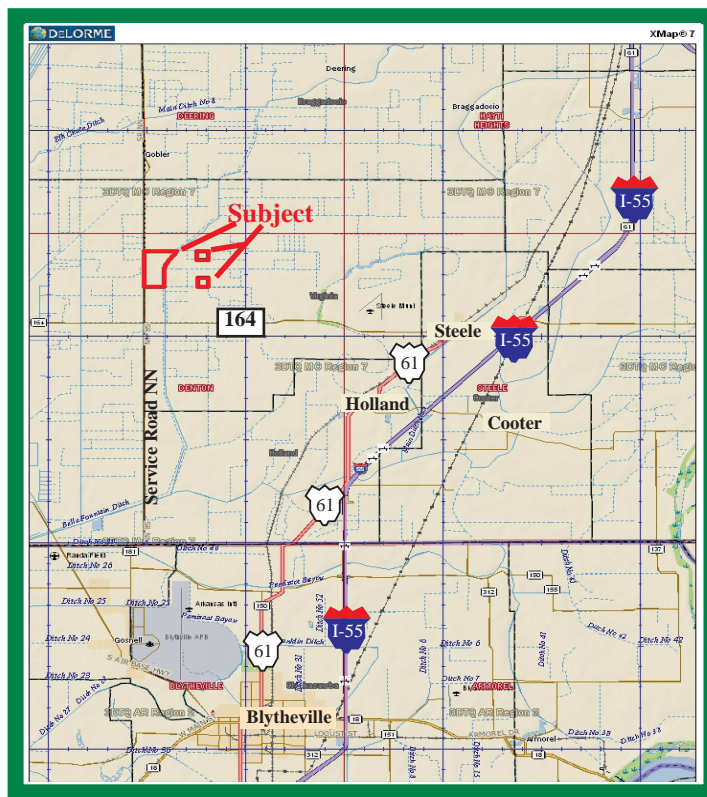
Taxes: Estimated at \$7.45 per acre. Final determination to be made by Pemiscot County.

Soils: The majority of the soils are Wardell loams and Sharkey silty clay with small areas of Sharkey clay.

Improvements: 1 irrigation well with 50hp electric motor and panel box.

Possession: At closing.

Management: Professional farm management is available.



For more information contact:
Keith Duncan - Broker-Salesperson
Cell: (573) 620-4050
www.capitalag.com

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA and NRCS records and data, and information from other government agencies and offices. However, CAPS has not independently verified and does not guarantee the accuracy, completeness or sufficiency of this information. The prospective Buyer is, therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, the past history of this property is no guaranty of future performance, which is subject to unpredictable variables such as weather management and operational skills, market factors and general economic conditions. Accordingly, CAPS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyer's rights and interests.

This offering is subject to prior sale, matters of title, change of price, rental or conditions and to any special listing conditions or requirements the seller may impose, and it may be withdrawn from the market without advance notice.

Viar - Upchurch Farm

402.29± acres
Pemiscot County, MO



Capital
Agricultural
Property
Services, Inc.
901-756-5367

www.capitalag.com

Aerial Map



For more information contact:
Keith Duncan - Broker-Salesperson
Cell: (573) 620-4050
www.capitalag.com

Viar - Upchurch Farm

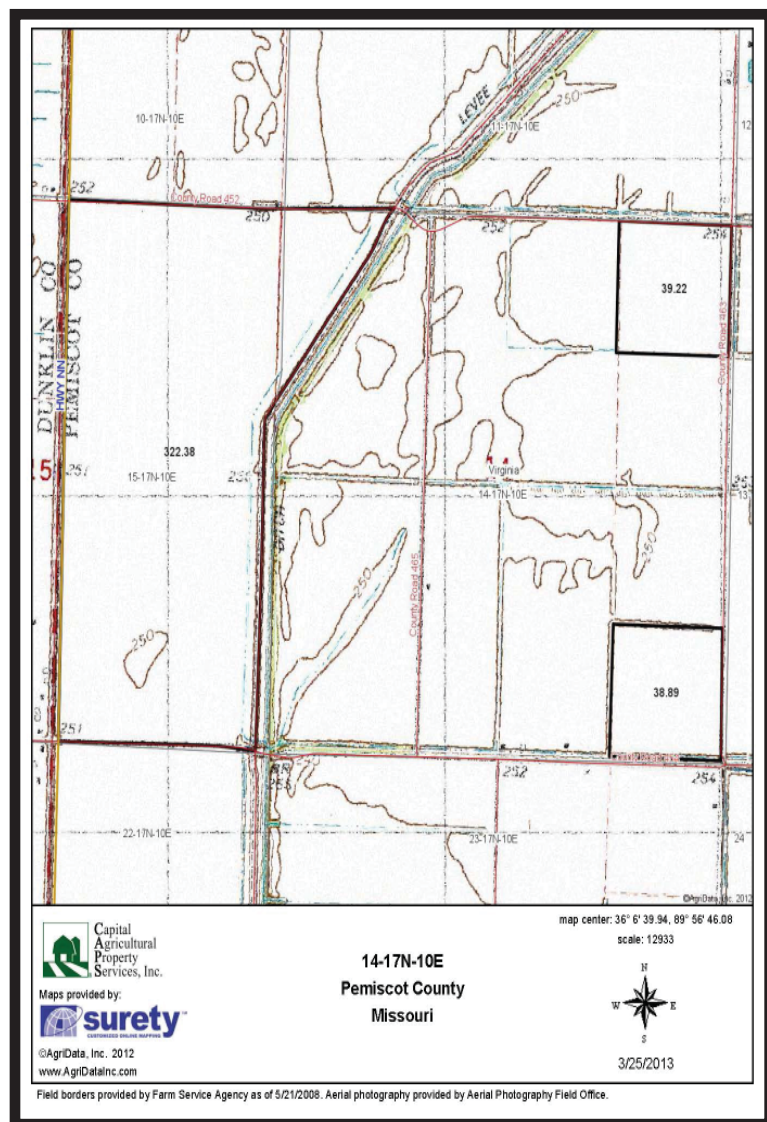
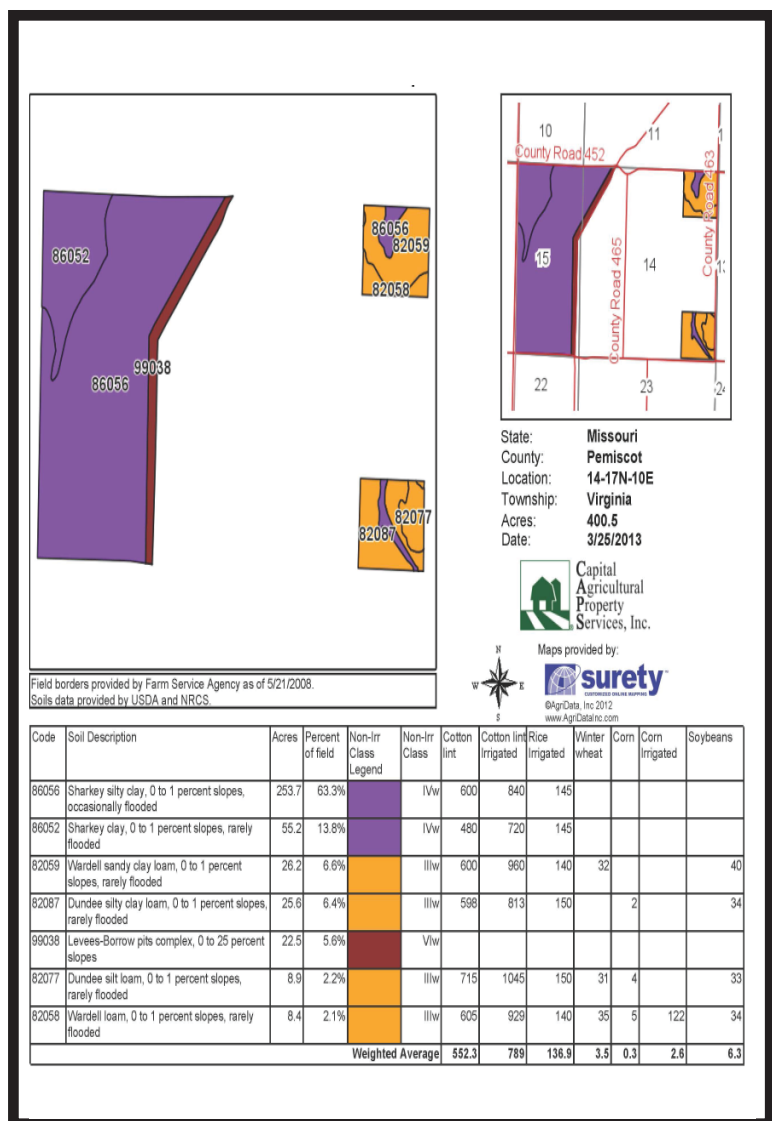
402.29± acres
Pemiscot County, MO



Capital
Agricultural
Property
Services, Inc.
901-756-5367

www.capitalag.com

Soils and Topography Maps



For more information contact:
Keith Duncan - Broker-Salesperson
Cell: (573) 620-4050
www.capitalag.com