



For Sale

Mehrle Farm



Capital
Agricultural
Property
Services, Inc.

146.54± acres

Pemiscot County, MO

www.capitalag.com

901-756-5367

Size: 146.54± total acres

Possession: At closing, subject to existing farmland lease.

Location: This farm is located 4.5 miles south of Hayti, MO, 4.5 miles west Caruthersville, MO along I-55 frontage road and County Road 524.

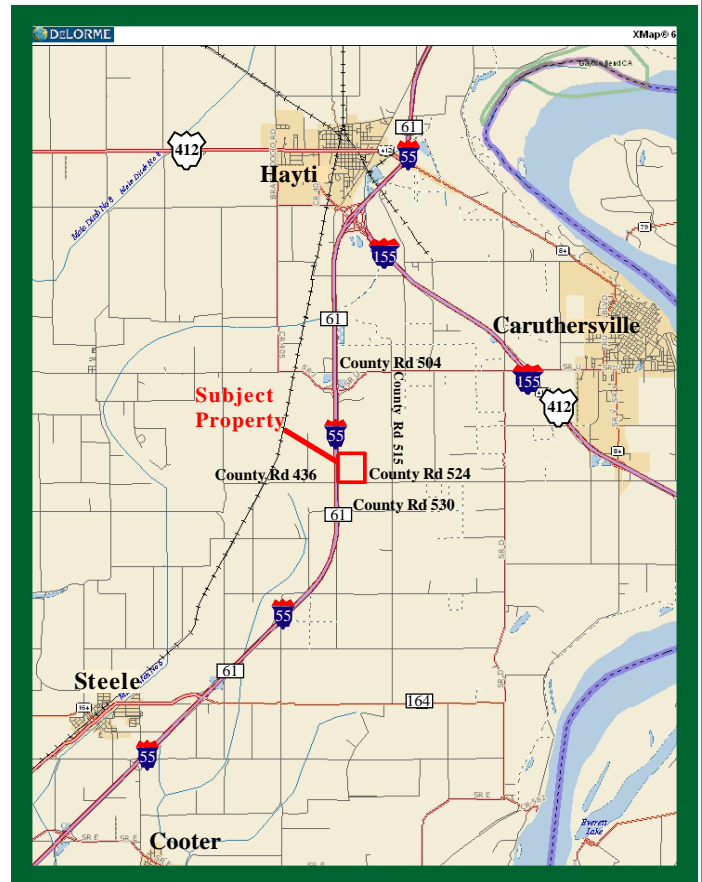
Showing: By appointment only.

Management: Professional farm management is available.

Description: This farm lies east of I-55 just west of Caruthersville, MO on a paved county road. With a very high percentage of Class II silt loam and Class III sandy loam soils, this farm has excellent production potential. This dryland tract has been dedicated primarily to grain production in recent years but is suitable for multiple crops. The property has excellent drainage from the field and can be easily improved. The farm is over 95% cropland.

Soils: Predominant cropland soil types are Commerce silt loam (40%), Steele sandy loam (24%) Crevasse loamy sand (16%) and Hayti sandy loam (15%).

Taxes: 2012: Approximately \$6.48 per acre



See reverse side for additional maps.

For more information contact:

Keith Duncan - Real Estate Broker

Tel: (573) 471-6319

Cell: (573) 620-4050

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Agent for Seller

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.

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Property Aerial Map



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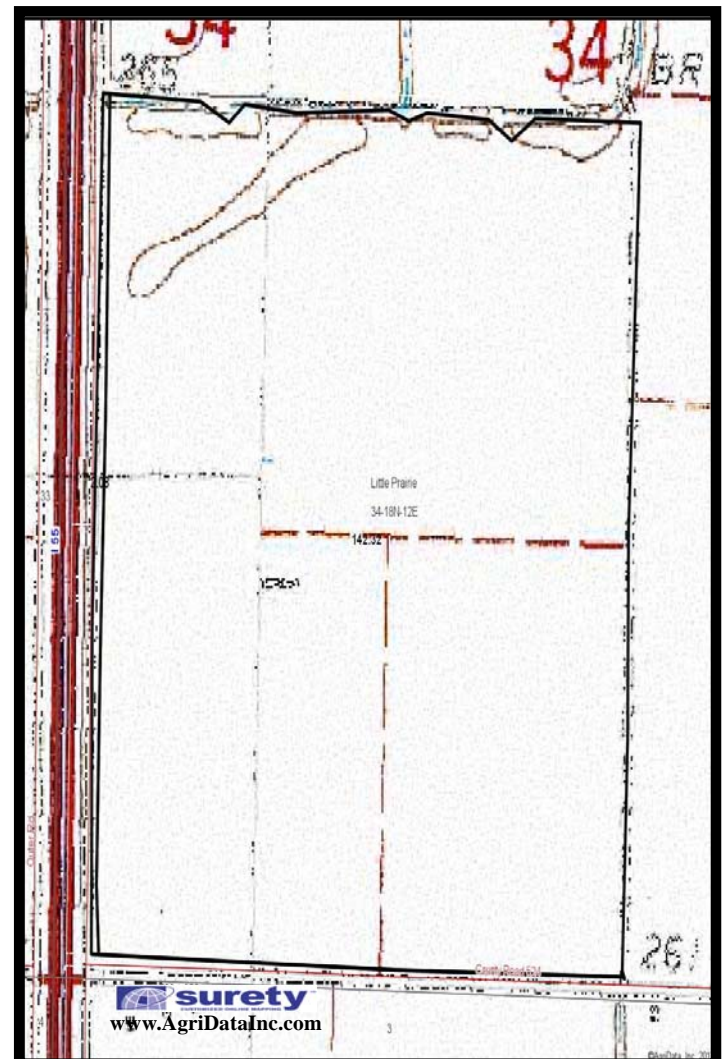
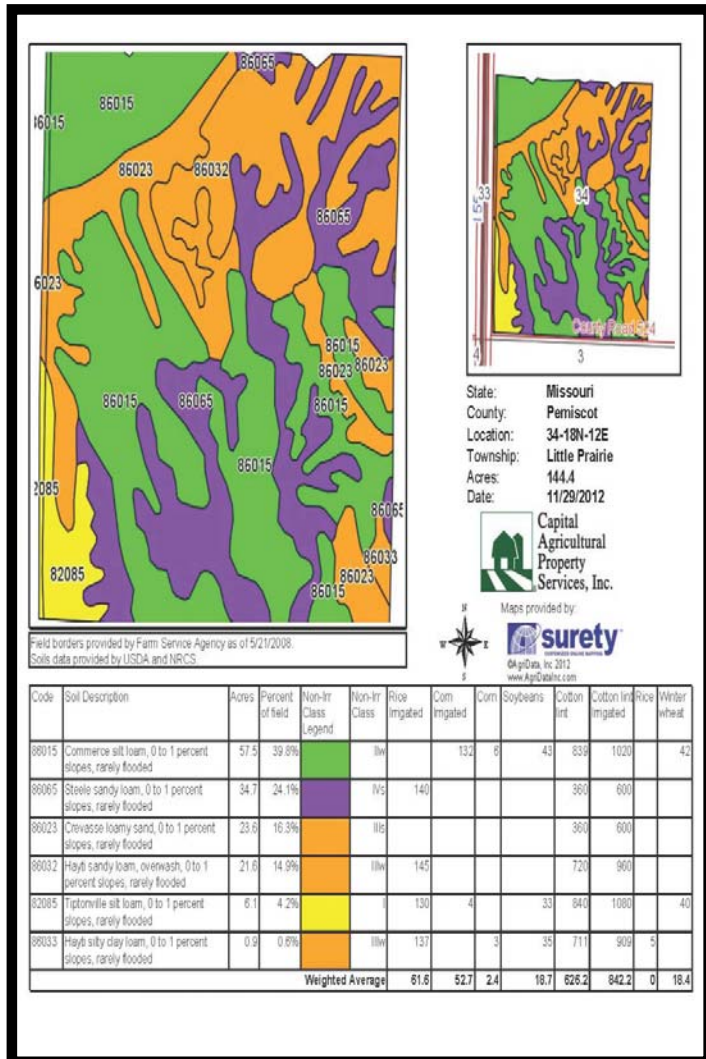
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Property Soils and Topography Maps



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