

# LAND FOR SALE

LISTING #14069

**235 ACRES M/L**  
DAVISS COUNTY, MISSOURI



**DOUG YEGGE**

C: 563-320-9900

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Doug@PeoplesCompany.com

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

The Southeast 1/4, excluding the acreage in the Southeast corner of Section 22, and the West 1/2 Northeast 1/4, Section 27, all being Township 58 North, Range 29 West.

## COMMENTS & BUILDING INFORMATION:

Offering an excellent 235 acre tract located south of Winston Missouri. This farm includes 192 crop acres with the remaining acres in timbered draws. This farm carries high quality soils including Grundy and Zook silt loams. Parcel is ideal for a group of hunters looking for an investment with an ideal return. Property is located in Southwest Daviess County, south of Winston Missouri. Property can be split.

## TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge  
 Cell: 563.320.9900  
 Office: 563.659.8185  
 Doug@PeoplesCompany.com  
 PeoplesCompany.com

## LEASE/FSA INFORMATION:

## MOCTLTDBTPT LLC, 235 Acres M/L, Daviess County, MO

<b>TOTAL ACRES:</b>	<b>235</b>
<b>PRICE:</b>	<b>\$940,000</b>
<b>Price Per Acre:</b>	\$4,000
<b>Owner:</b>	MOTCTLTDBTPT LLC, Chris Tarver, Manager
<b>Operator:</b>	McQuinn
<b>County &amp; State:</b>	Daviess Co., Missouri
<b>Location:</b>	4 miles southeast of Winston, MO
<b>Possession Date:</b>	To be agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	N/A
<b>Taxable Acres:</b>	235
<b>Net RE Taxes:</b>	\$699
<b>Taxes Payable In:</b>	2018
<b>Topography:</b>	Level to Gently rolling

## F.S.A. INFORMATION:

<b>Farmland:</b>	235.13
<b>Crop Acres:</b>	190.51
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	70.40
<b>Corn Yield:</b>	89
<b>Soybean Base:</b>	
<b>Soybean Yield:</b>	

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	235
<b>Tillable Acres:</b>	190.51
<b>CRP Acres:</b>	
<b>Farmstead:</b>	2
<b>Roads:</b>	2.25
<b>Waterways:</b>	
<b>Timber:</b>	40.24
<b>Pasture:</b>	

**PeoplesCompany.com**  
**563.659.8185**

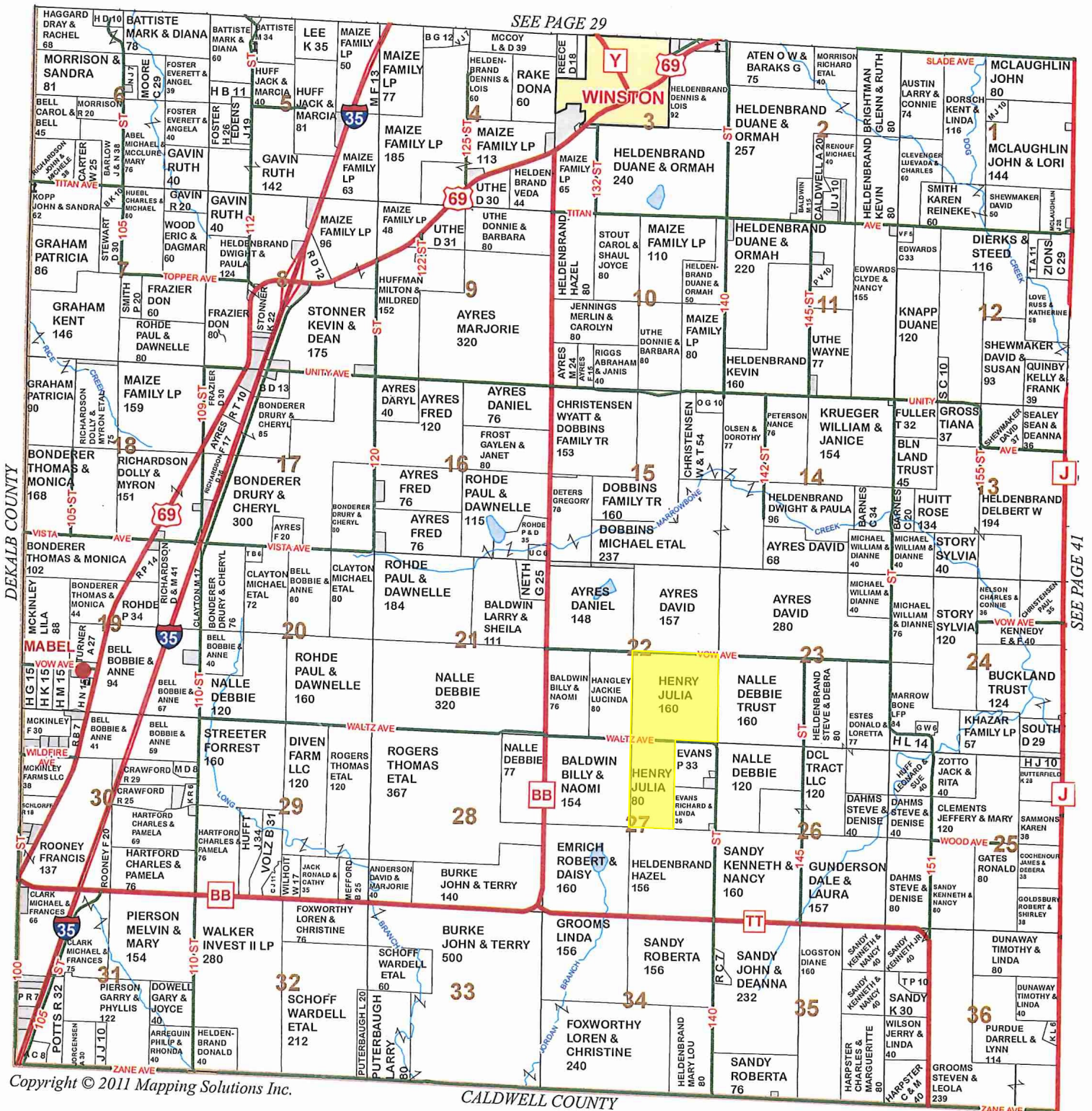
700 6th Ave  
 DeWitt, Iowa 52742



COLFAX

T58N • R29W

SEE PAGE 29

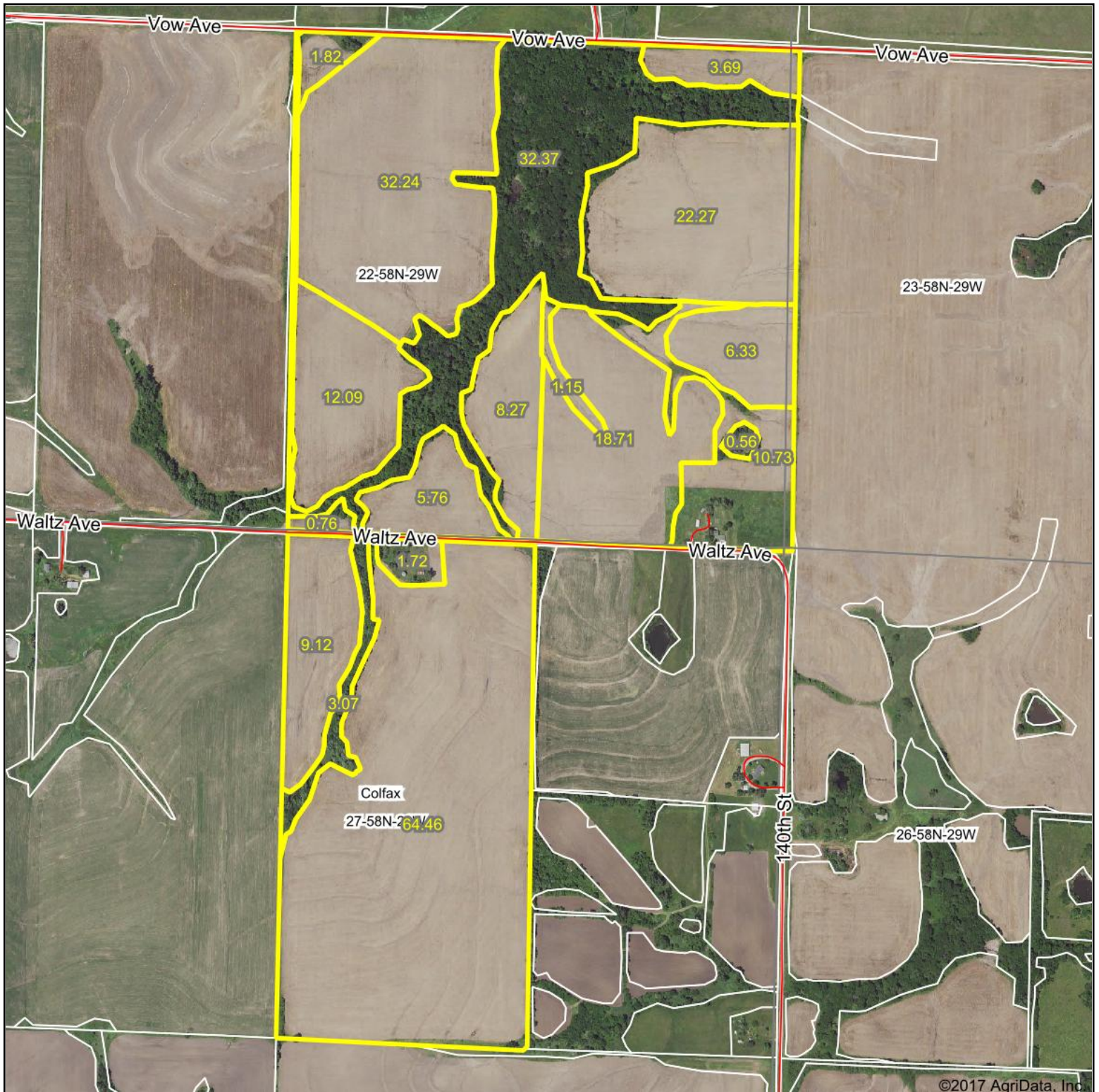


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CALDWELL COUNTY



# Aerial Map - Total Acres



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map center: 39° 48' 57.1, -94° 8' 5.32

0ft 810ft 1621ft

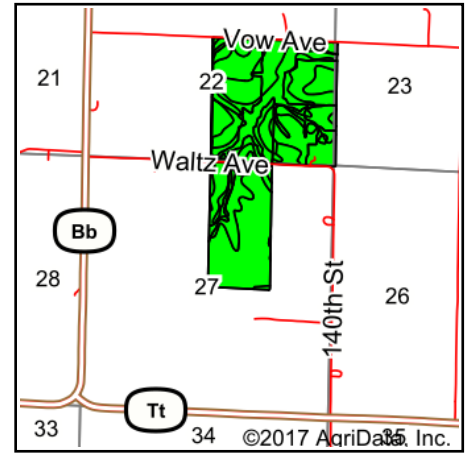
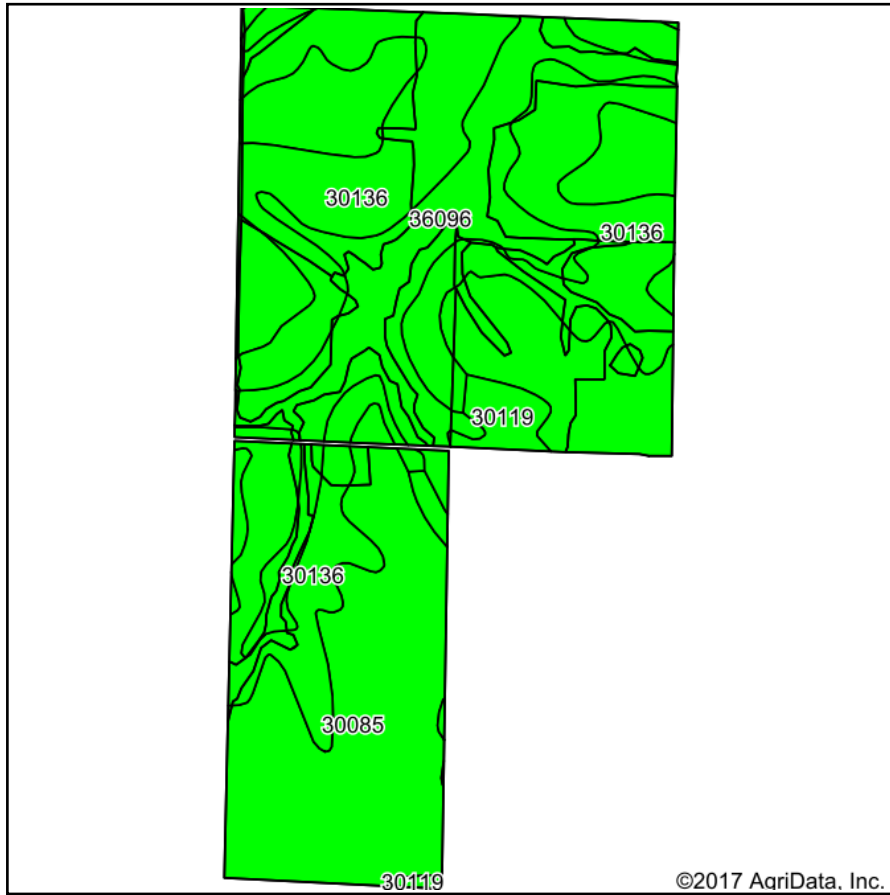


**27-58N-29W**  
**Daviess County**  
**Missouri**



1/11/2018

# Soils Map - Total Acres



State: **Missouri**  
 County: **Daviess**  
 Location: **27-58N-29W**  
 Township: **Colfax**  
 Acres: **235.12**  
 Date: **1/11/2018**



Maps Provided By:



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## Area Symbol: MO061, Soil Area Version: 19

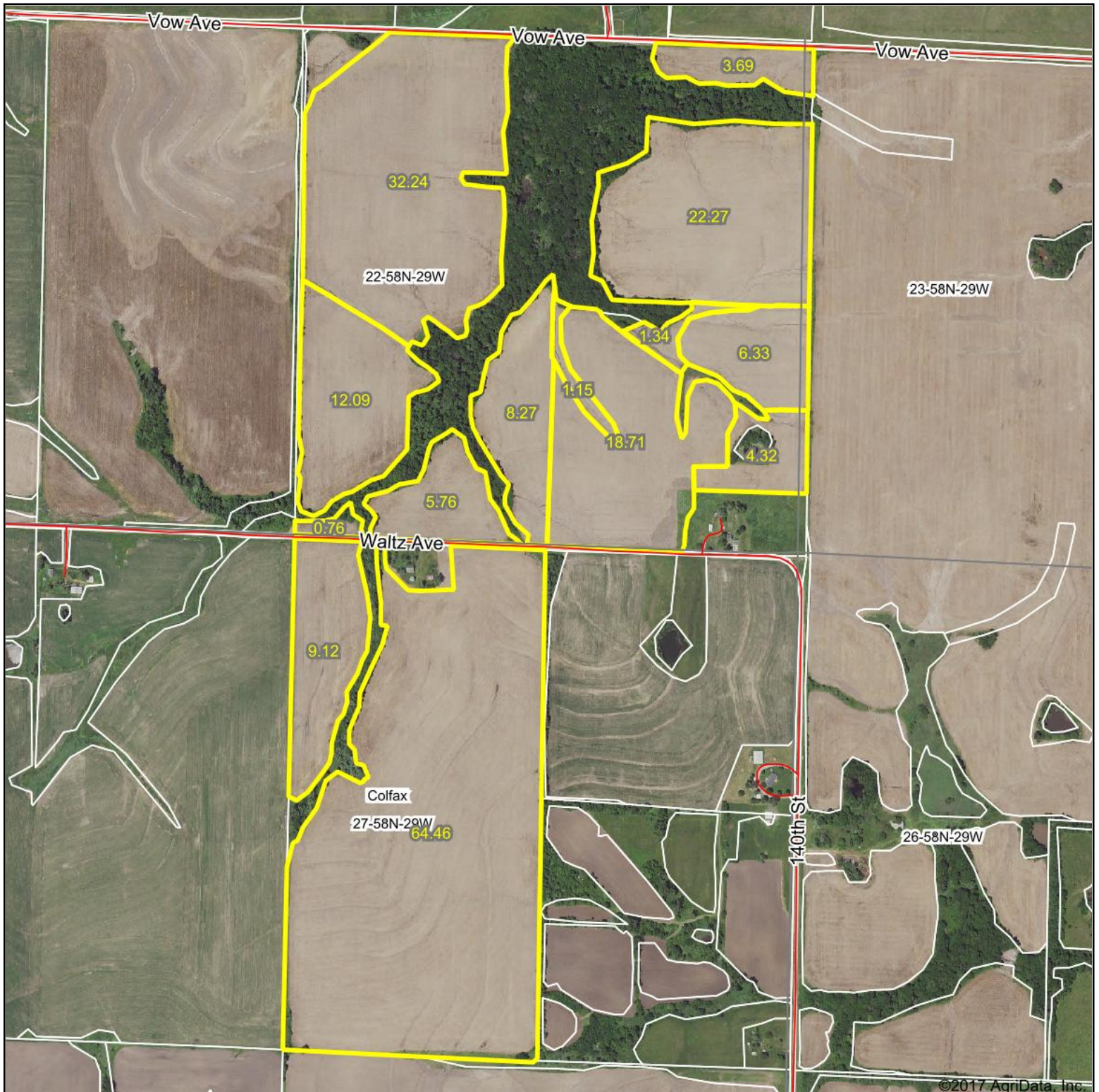
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
30085	Grundy silt loam, 2 to 5 percent slopes	98.51	41.9%		Ile	70	70	49
30136	Lamoni loam, 5 to 9 percent slopes	88.43	37.6%		IIle	57	50	45
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	42.17	17.9%		IIIw	76	76	34
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	6.01	2.6%		IIle	49	44	33
<b>Weighted Average</b>						<b>65.6</b>	<b>62.9</b>	<b>44.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Aerial Map - Tillable Acres



©2017 AgriData, Inc.



map center: 39° 48' 57.35, -94° 8' 6.01

0ft 797ft 1594ft

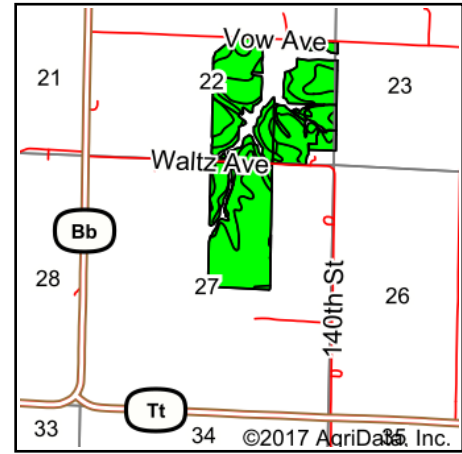
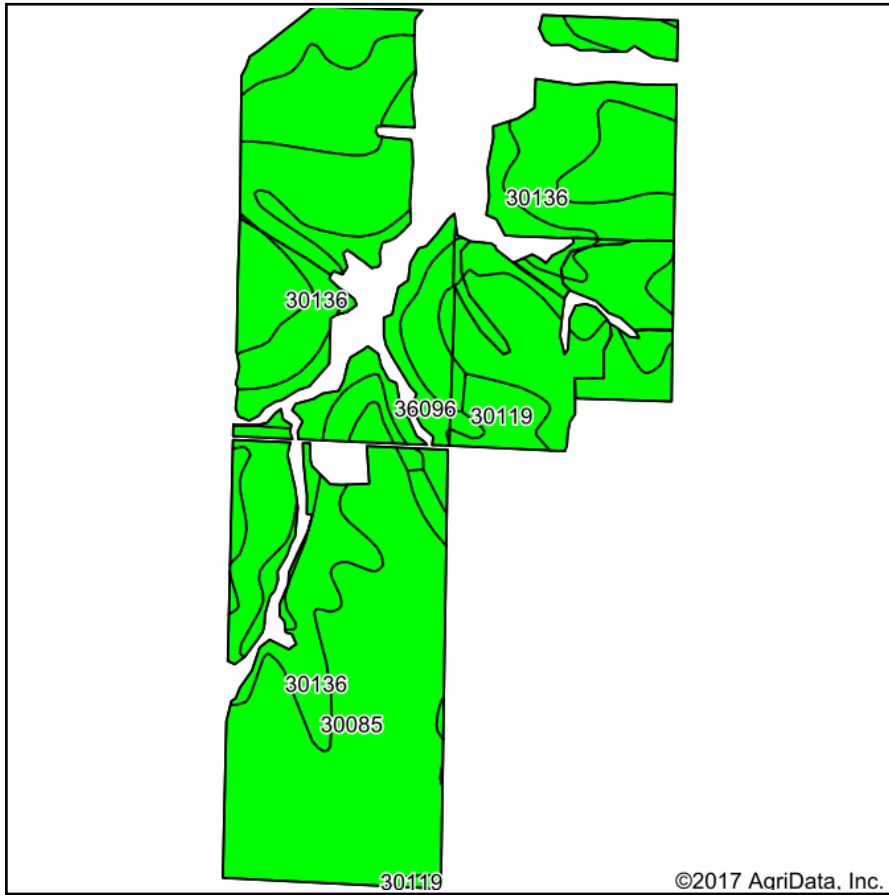
Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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**27-58N-29W**  
**Daviess County**  
**Missouri**



1/11/2018

# Soils Map - Tillable Acres



State: **Missouri**  
 County: **Daviess**  
 Location: **27-58N-29W**  
 Township: **Colfax**  
 Acres: **190.51**  
 Date: **1/11/2018**



Maps Provided By:



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## Area Symbol: MO061, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
30085	Grundy silt loam, 2 to 5 percent slopes	92.67	48.6%		Ile	70	70	49
30136	Lamoni loam, 5 to 9 percent slopes	72.41	38.0%		IIle	57	50	45
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	19.42	10.2%		IIIw	76	76	34
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	6.01	3.2%		IIle	49	44	33
<b>Weighted Average</b>						<b>65</b>	<b>62.2</b>	<b>45.4</b>

\*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.

**Daviess Co. FSA**

C=Corn-Yel-GR; SB=Soybn-Corn-GR;  
HRW=Wheat-HRW-GR; SRW=Wheat-SRW-GR;  
Milo=Sorgh-GRS-GR;  
H=MIXFG-IGS-FG; P=MIXFG-IGS-GZ  
Alf=Alfalfa-FG; LS=MIXFG-IGS-LS  
All fields are Non Irrigated  
For other Crops include-Crop-Type-Use

1:4,340

**Program Year: 2018**

Created: 11/16/2017

Flown: 2014-07-04

- clu
- crp
- plss

**Farm 3400  
Tract 201**







## Abbreviated 156 Farm Record

**Operator Name** : RYAN MCQUINN FARMS INC

**Farms Associated with Operator** : 29-061-1052, 29-061-3400, 29-063-5356, 29-063-5358, 29-075-5797, 29-075-6195, 29-075-6245, 29-075-6270, 29-075-6271, 29-147-8603, 29-147-8610

**CRP Contract Number(s)** : None

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
235.13	190.51	190.51	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	190.51	0.00		0.00		0.00	0.00	

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	70.40	0.00	0	89	
Soybeans	0.90	0.00	0	28	
<b>TOTAL</b>	<b>71.30</b>	<b>0.00</b>			

## NOTES

**Tract Number** : 201

**Description** : C12 S22-T58-R29

**BIA Unit Range Number** :

**HEL Status** : HEL field on tract.Conservation system being actively applied

**Wetland Status** : Tract does not contain a wetland

**WL Violations** : None

**Owners** : MOCTLDBTPT LLC

**Other Producers** : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.76	116.36	116.36	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	116.36	0.00	0.00	0.00	0.00	

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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## NOTES



**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.

**Daviess Co. FSA**

C=Corn-Yel-GR; SB=Soybn-Corn-GR;  
HRW=Wheat-HRW-GR; SRW=Wheat-SRW-GR;  
Milo=Sorgh-GRS-GR;  
H=MIXFG-IGS-FG; P=MIXFG-IGS-GZ  
Alf=Alfalfa-FG; LS=MIXFG-IGS-LS  
All fields are Non Irrigated  
For other Crops include-Crop-Type-Use

1:3,940

**Program Year: 2018**

Created: 11/16/2017

Flown: 2014-07-04

- clu
- crp
- plss

**Farm 3400  
Tract 210**







**Abbreviated 156 Farm Record**

**Tract Number** : 210  
**Description** : C12 S27,-T58-R29  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : MOCTLDBTPT LLC  
**Other Producers** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.37	74.15	74.15	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	74.15	0.00	0.00	0.00	0.00	

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	70.40	0.00	0	89
Soybeans	0.90	0.00	0	28
<b>TOTAL</b>	<b>71.30</b>	<b>0.00</b>		

**NOTES**

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WALTZ AVE.

This is an aerial photograph of a rural landscape. A large area of land is outlined in red, indicating a specific property. The land is divided into several sections, some of which are covered in dense, dark vegetation. A road, labeled 'WALTZ AVE.', runs horizontally across the middle of the property. To the right of the property, a road labeled '140TH ST.' runs vertically. The surrounding area consists of various agricultural fields, some of which are plowed and show distinct patterns. There are also several small, dark, irregular shapes scattered throughout the landscape, which could be ponds or depressions. The overall color palette is dominated by shades of brown, tan, and green.

140TH ST.



CAMERON

WINSTON

HWY 69

US HWY 35



240 AC.

HWY J