Preferred Properties of Iowa, Inc.



Sullivan 111 Farm 111.6 Taxable Acres more or less Jackson North Township Sullivan County, Mo

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contact



641-333-2705

Broker/Owner Dan Zech

712-303-7085 Agent/Owner Tom Miller Sales Agents: Brennan Kester

Maury Moore 712-621-1455

Cole Winther 712-521-0965 Mark Pearson 641-344-2555 Curtis Kinker

641-344-6329 Ryan Frederick 641-745-7769

Brad Adamson 641-202-3862 Ed Drake 641-322-5145

Fletcher Sunderman 712-370-5241

Ronald Holland 402-209-1097

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Sullivan 111 Farm 111.6 Taxable Acres M/L – Sullivan Co. Missouri

	PROPERTY D						
PRICE:	\$308,000.00						
TAXES:	\$173.58/yr Sullivan Co. Treasurer						
LAND USE:	FSA reports 113.10 acres of total farmland of which there are 93.12 effective cropland acres along with an estimated 17 acres of timber. Sullivan Co. FSA						
FSA DATA:	Cmdty Acres PLCYId Wheat 0.0 0 Oats 0.0 0 Corn 0.0 0 Beans 0.0 0 Sullivan Co. FSA						
POSSESSION:	Upon Closing, may be subject to farm tenancy						
TERMS:	Cash, payable at closing						
LOCATION:	Approx. 5 miles Northwest of Pollock, Mo						
LEGAL DESCRIPTION:	Contact PPI						
AGENT:	Brennan Kester 515-450-6030						



COMMENTS

Preferred Properties is proud to present the Sullivan Co 111 farm! This tract is located West of Pollock, Missouri, on the Sullivan Putman County line. This farm has fantastic views that you can see for miles in any direction that would be great for a weekend cabin or a get-away spot. This farm features good tillable acres for row crop or potential for hay ground or possible enrollment in the Conservation Reserve Program (CRP). The farm has two ponds and timber for an added benefit to enjoy the outdoors. Take a look at this fantastic combination farm that has a little bit of everything! Call Listing Agent Brennan Kester today at 515-450-6030 for a showing!

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500 W. Temple Street Lenox, IA 5085

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Sullivan 111 Farm 111.6 Taxable Acres M/L – Sullivan Co. Missouri



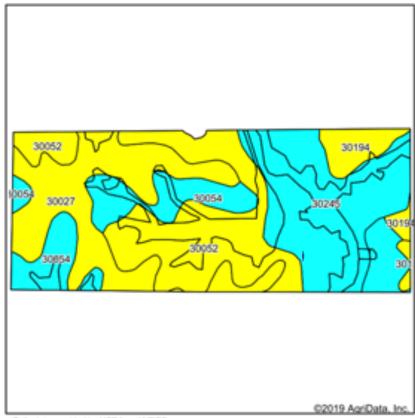
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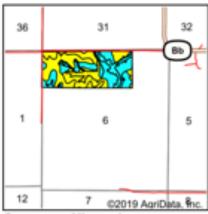


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Sullivan 111 Farm 111.6 Taxable Acres M/L – Sullivan Co. Missouri Soils Map





State: Missouri
County: Sullivan
Location: 6-64N-20W
Township: Jackson
Acres: 111.37
Date: 6/4/2020







Soils data provided by USDA and NRCS.	Soils data	provided	i by US	DA and	NRCS.
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	and provided by observer												
Area Sy	Area Symbol: MO211, Soil Area Version: 20												
Code	Soil Description			NCCPI Overall Legend	Non- irr Class "c	Common bermudagrass	Orchardgrass red clover	Tail fescue	Warm season grasses	*n NCCPI Overall	"n NCCPI Corn	*n NCCPI Small Grains	'n NCCPI Soybeans
30245	Vigar-Zook-Nodaway complex, 2 to 5 percent slopes	29.43	26.4%		llw	7	8	7	9	66	66	44	55
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	29.39	26.4%		Vie					55	55	38	40
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	26.14	23.5%		Ille					53	53	34	39
30054	Gara clay loam, 9 to 14 percent slopes, eroded	20.22	18.2%		IVe					61	61	41	46
30194	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	5.55	5.0%		IVe					59	59	42	47
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	0.64	0.6%		Ille					57	57	39	50
Weighted Average				1.8	2.1	1.8	2.4	*n 58.7	*n 58.7	*n 39.4	'n 45.2		

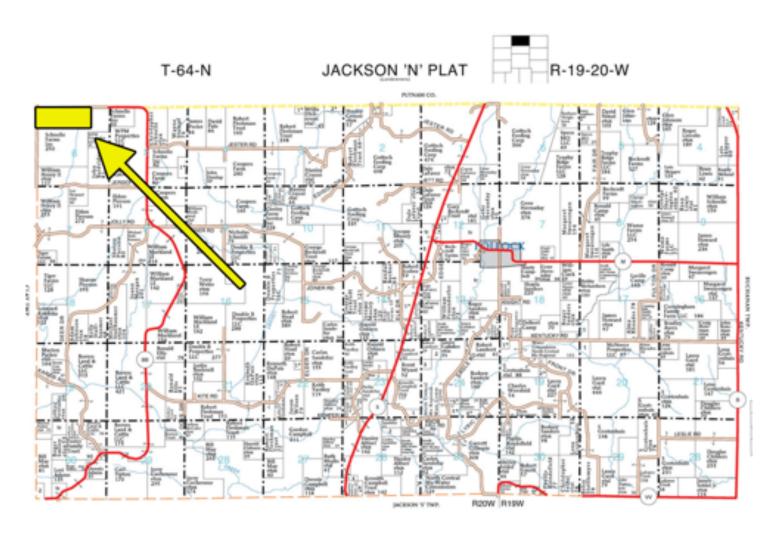
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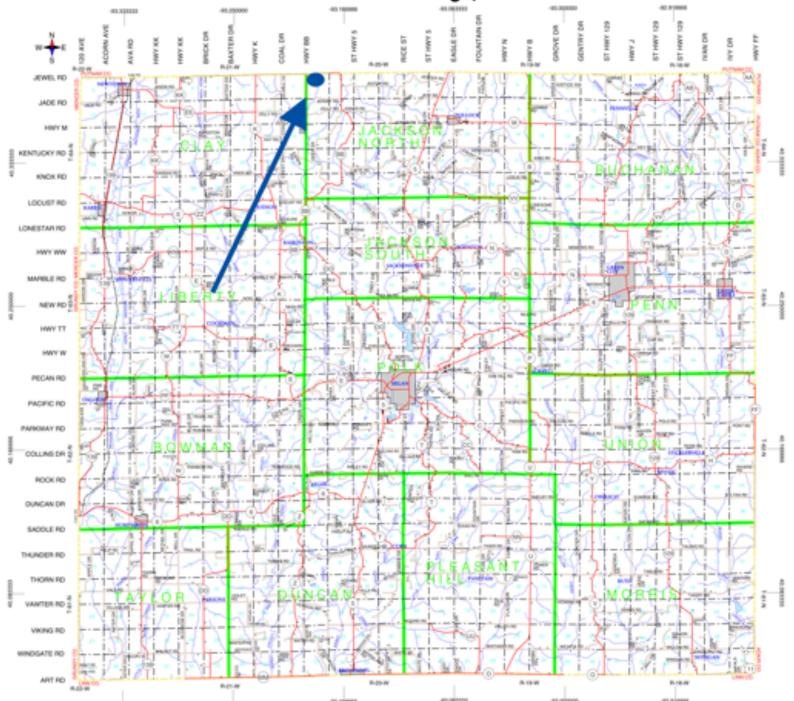


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Sullivan 111 Farm 111.6 Taxable Acres M/L – Sullivan Co. Missouri

Sullivan County, Missouri



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Sullivan 111 Farm 111.6 Taxable Acres M/L – Sullivan Co. Missouri













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