



For Sale: 249.8 Taxable Acres, ML Located 5 Miles SE of Harris, MO



Call 641-333-2705 or visit southwestiowaland.com

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Sullivan 249 Farm – Sullivan Co. 249.8 Taxable Acres, ML

Asking Price: \$871,500.00

Town: Harris

State: MO

Taxes: \$474.33 annually (Sullivan Co. Treasurer)

Terms: Cash, Payable Upon Closing

Land Use: FSA reports 249.66 acres of total farmland of which there are 216.88 effective cropland acres along with an estimated 11.69 acres enrolled in the Conservation Reserve Program (CRP) (Sullivan Co. FSA)

Possession: Upon Closing

Income: \$1,189 annual CRP payment (Sullivan Co. FSA)

CRP Description: 11.69 acres enrolled at \$101.71/acre, exp 2024. (Sullivan Co. FSA)

FSA Description: Wheat Base 32.2, 39 PLC Yield; Oat Base .8, 41 PLC Yield; Corn Base 3, 89 PLC Yield; Beans Base 8.1, 25 PLC Yield (Sullivan Co. FSA)

CSR Description: CSR2 - 47.5 (Surety Maps)

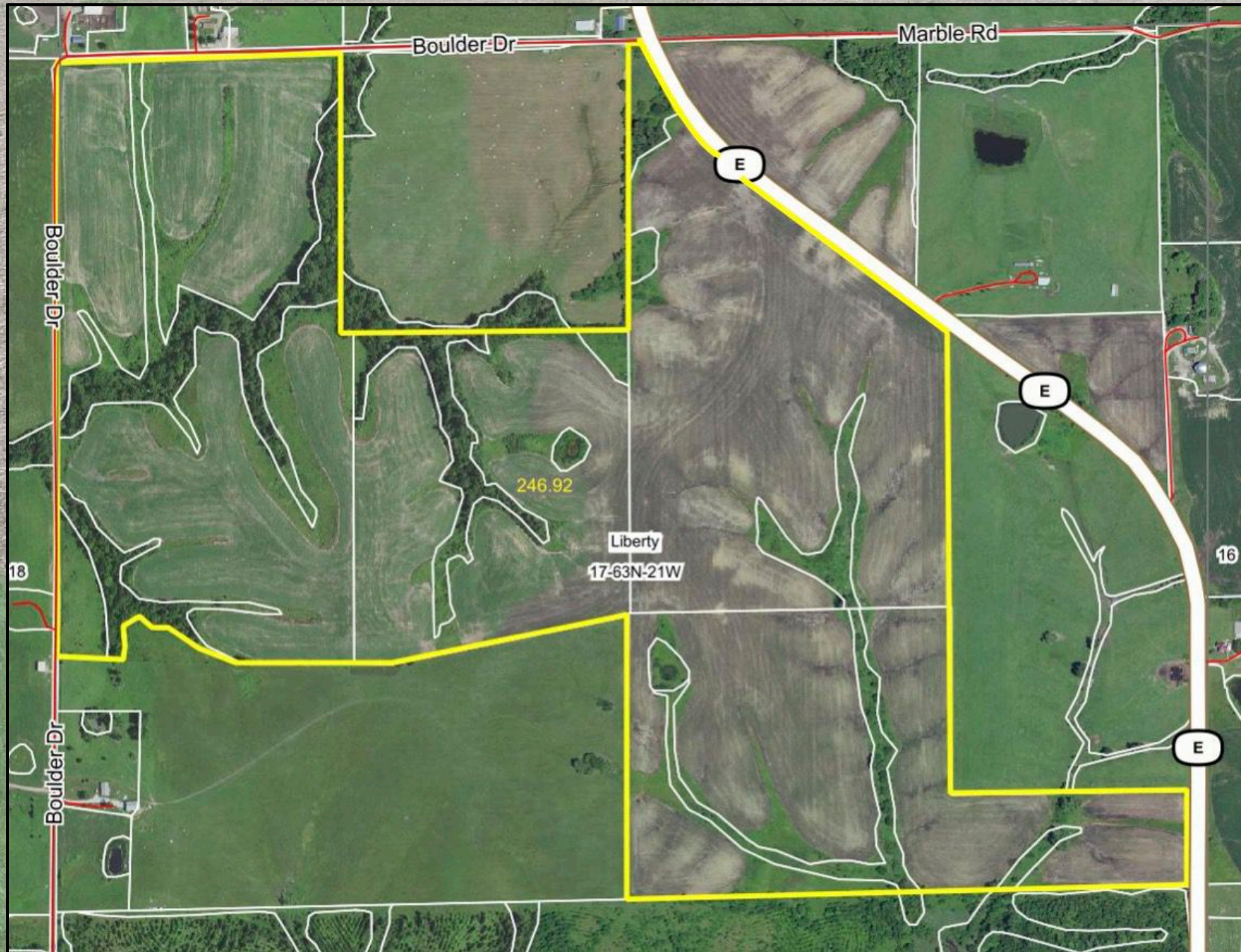
Comments: Preferred Properties is proud to present the Sullivan County 249 Farm! This crop farm is located Southeast of Harris or Northwest of Milan on Highway E. It has great blacktop access, 11.69 acres of CRP, potential on a REC/Hunt lease that's been in place, and tillable acres to drive up the income. In addition, the seller would be interested in a couple year leaseback on the tillable acres, which could lock in row crop income for the next few years. With all forms of income and lower Missouri property taxes, this farm is listed with over a 3.75% net return, which is hard to find in today's markets! Call listing agent Brennan Kester for more details. 515-450-6030

Listing Agent:
Brennan Kester
515-450-6030

PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



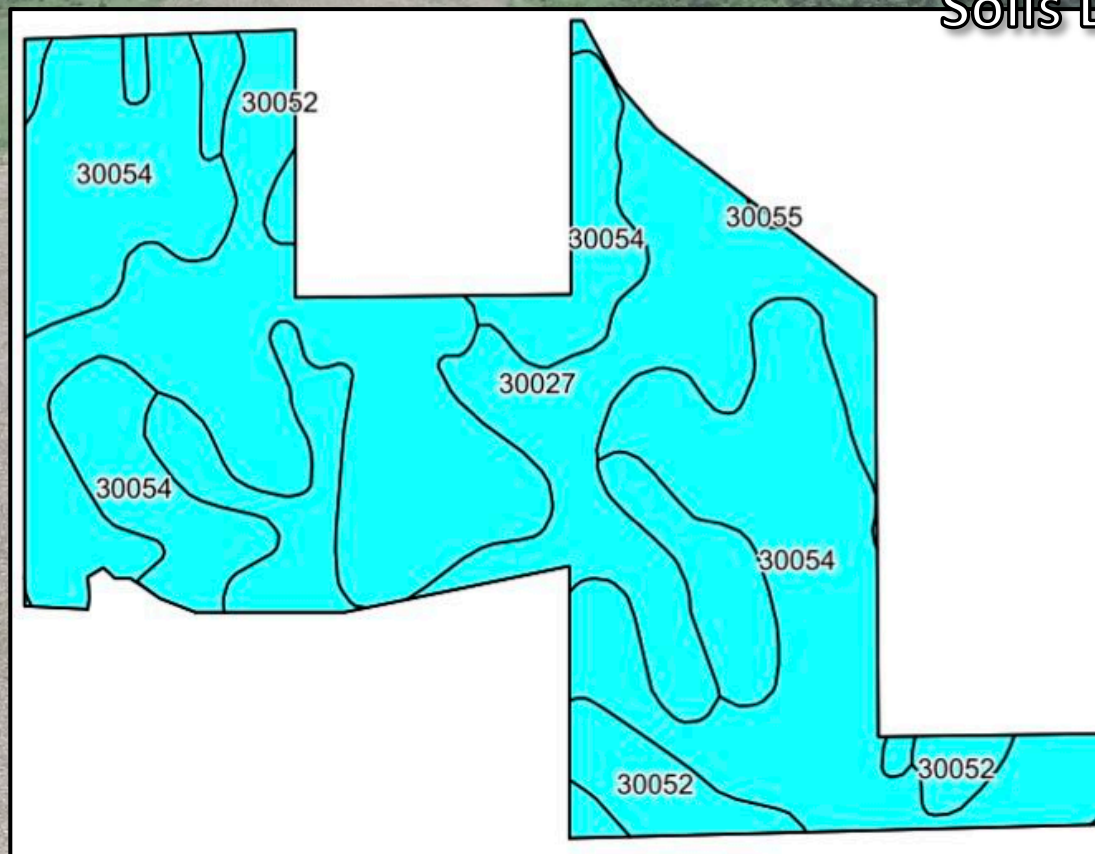
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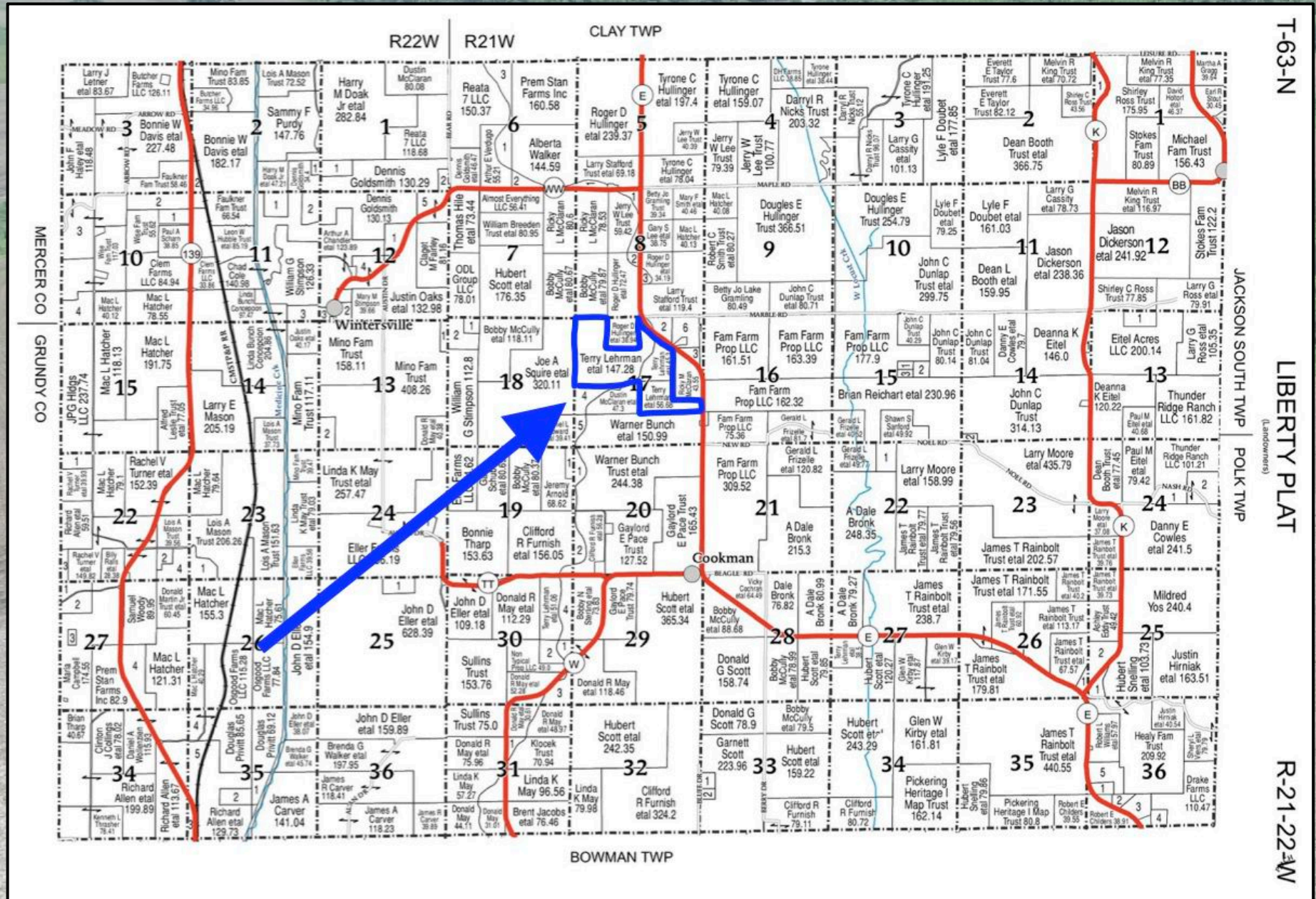
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Soils Data



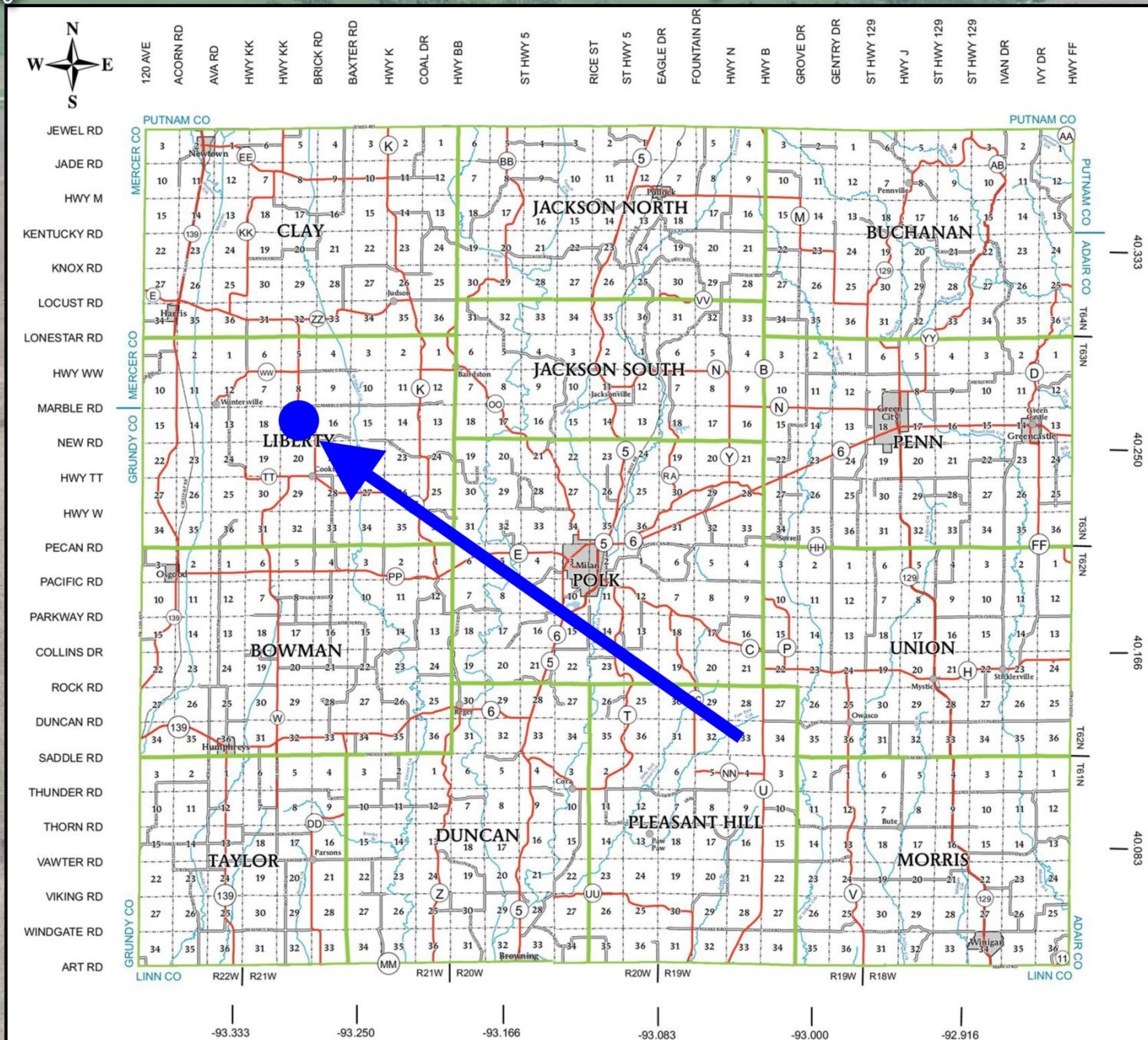
Area Symbol: MO211, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30054	Gara clay loam, 9 to 14 percent slopes, eroded	103.23	41.8%		IVe	70	70	52	49
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	80.80	32.7%		VIe	63	63	49	43
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	62.71	25.4%		IIIe	61	61	55	42
30055	Gara clay loam, 9 to 14 percent slopes, severely eroded	0.18	0.1%		IVe	65	65	49	42
Weighted Average						*n 65.4	*n 65.4	*n 51.8	*n 45.3





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