



# For Sale: 234.8 Taxable Acres, Near Stanberry, MO



***Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)***

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# Rasmussen 234 Farm – Gentry Co. 234.8 Taxable Acres, ML

**Asking Price:** \$1,920,000.00

**Town:** Stanberry

**State:** MO

**Taxes:** \$875.27 annually (Gentry Co. Treasurer)

**Terms:** Cash, Payable at Closing

**Land Use:** FSA reports 235.91 acres of total farmland of which there are 212.62 effective cropland acres, with the remainder in terraces, ponds, and the grain bin site. (Gentry Co. FSA)

**Possession:** Upon Closing

**FSA Description:** Corn Base 118.9, 87 PLC Yield; Grain Sorghum Base .7, 71 PLC Yield. (Sullivan Co. FSA)

**NCCPI Description:** NCCPI – 63.2 (Surety Maps)

**Comments:** Preferred Properties of Iowa, Inc., is proud to present the Rasmussen Farm in Gentry County, Missouri! This excellent row crop farm features some very productive soils and is highly tillable. A quality investment in soil conservation has been made on this property with a good amount of structure to hold water and prevent erosion! This property features on-site grain storage and has road frontage on 2 sides. This property will make an excellent earning opportunity for any farm operator or investor. Please schedule your private showing today to see how this property can earn for you! Contact Preferred Properties of Iowa, Inc., at 641-333-2705!

**Listing Agent:**

**Dan Zech/Brennan Kester**

**712-303-7085/515-450-6030**

**PPI, Inc. Office Location:**

**500 W. Temple St**

**Lenox, IA 50851**

**Dan Zech, Broker/Owner**

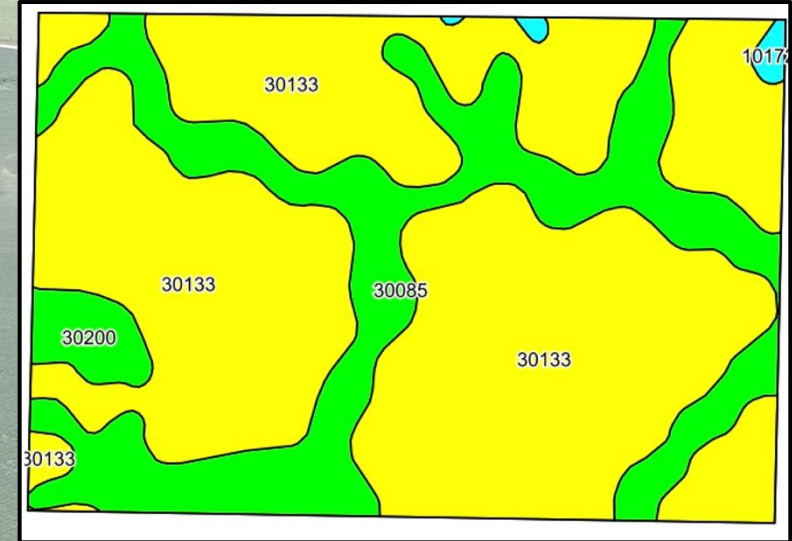
**Brennan Kester, Broker Assoc./Owner**

**Mark Pearson, Agent/Owner**



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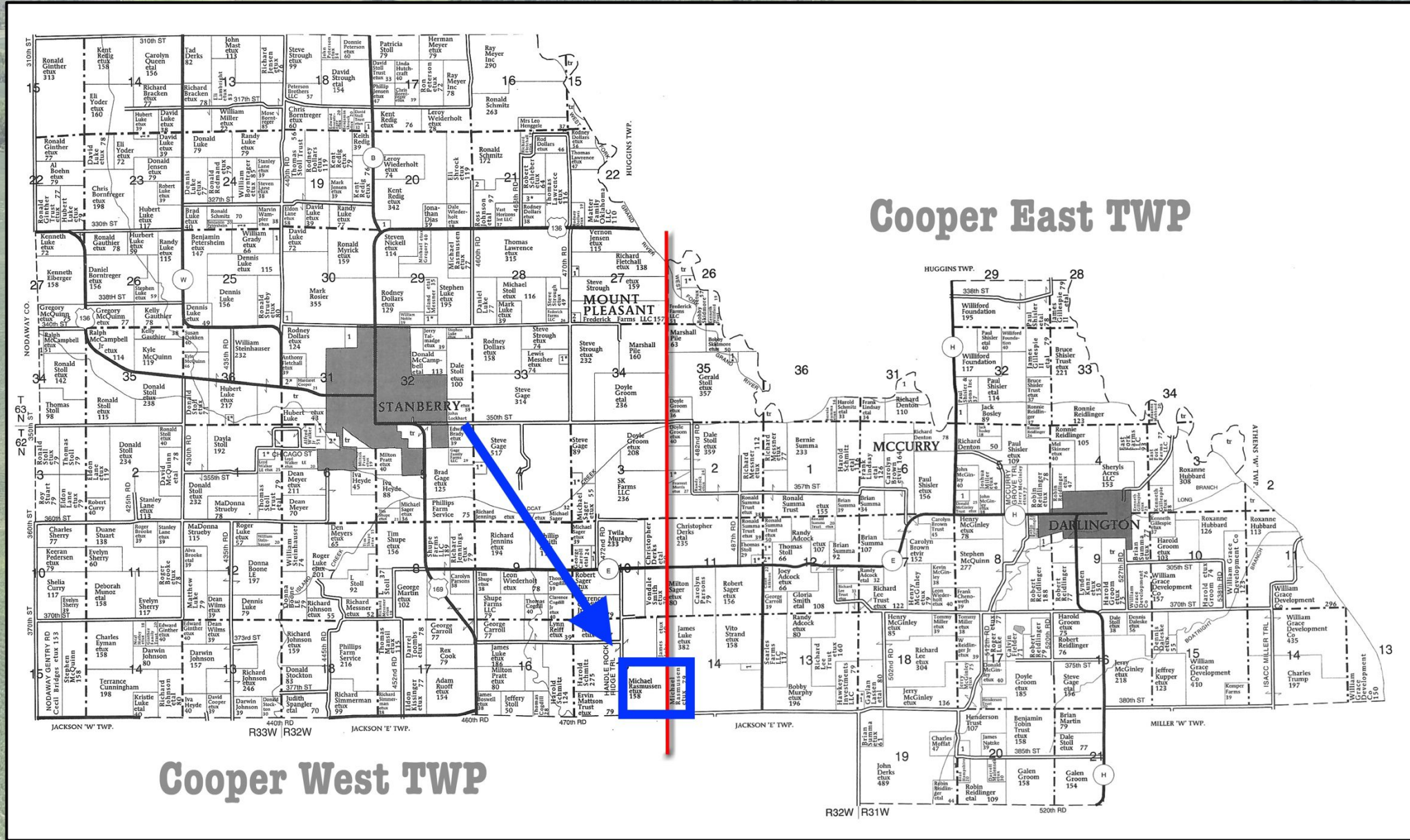
## Soils Data



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	
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	166.66	71.4%		Ille	59	59	53	47	
30085	Grundy silt loam, 2 to 5 percent slopes	59.76	25.6%		Ile	74	74	69	64	
30200	Shelby loam, 9 to 14 percent slopes	5.58	2.4%		Ille	72	72	60	61	
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	1.42	0.6%		Ille	70	70	56	54	
<b>Weighted Average</b>						<b>2.74</b>	<b>*n 63.2</b>	<b>*n 63.2</b>	<b>*n 57.3</b>	<b>*n 51.7</b>



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Cooper East TWP

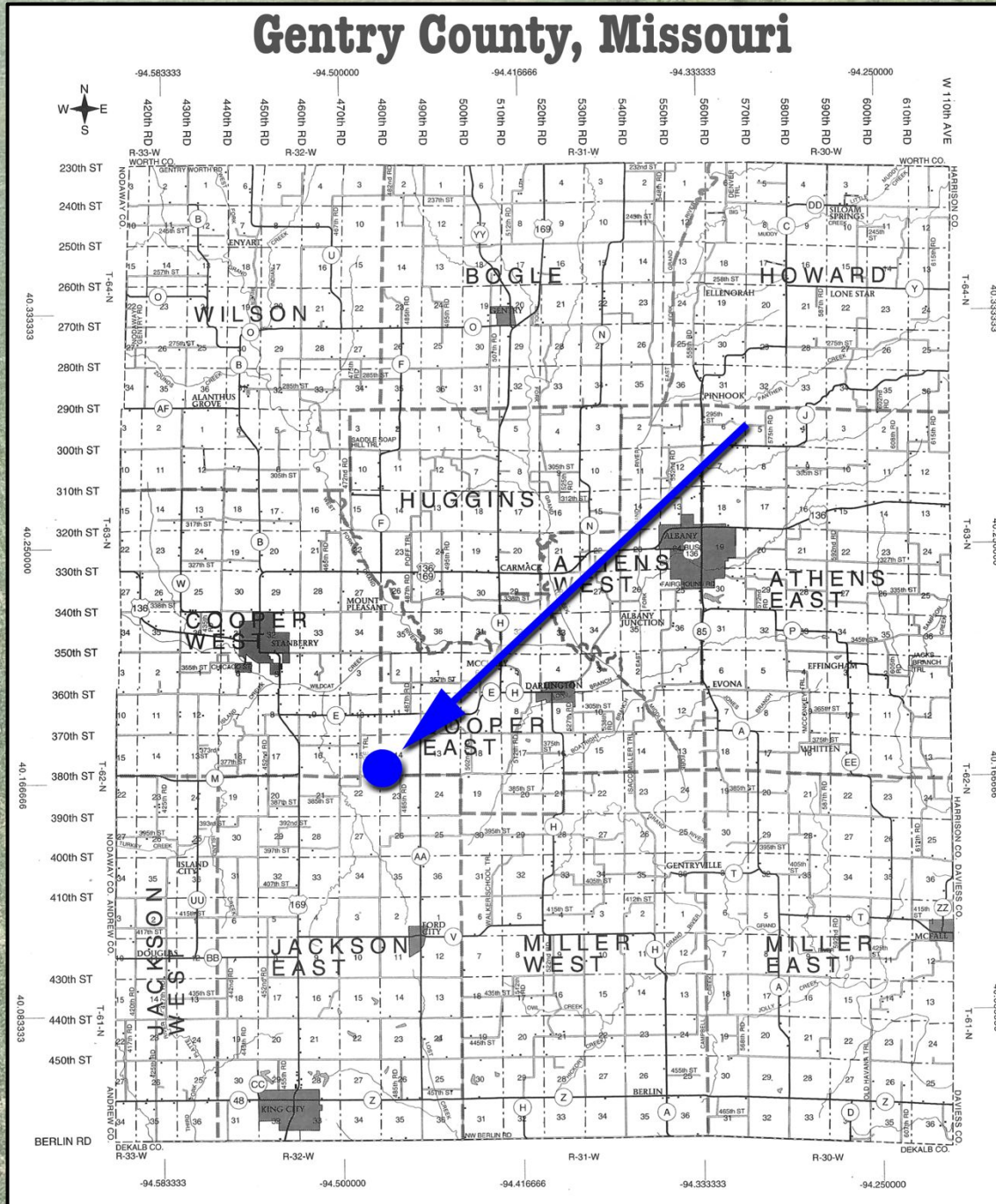
Cooper West TWP

R32W R31W

500th RD



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