

275.90
acres m/l

Farm & Recreational
LAND

Putnam County, MO
Listing #14234

FARM & RECREATIONAL Land For Sale

Asking Price
\$800,110

\$2,900 Per Acre



Soils Map

Code	Soil Description	Acres	Percent of Field	NCCPI Legend	NCCPI Overall	NCCPI Soybeans
30006	Adair loam	92.50	33.5%		56	44
30058	Gara loam	70.42	25.5%		56	40
30201	Shelby loam	40.65	14.7%		58	51
30091	Grundy silty clay loam	31.16	11.3%		76	67
30133	Lamoni clay loam	29.78	10.8%		57	50
36031	Nodaway silt loam	5.81	2.1%		63	52
30245	Vigar-Zook-Nodaway Comp.	3.23	1.2%		66	55
30027	Armstrong clay loam	2.35	0.9%		53	39
		275.9	Weighted Average		58.9	47.5

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About the Farm

Peoples Company is pleased to offer 275.9 surveyed acres of prime Putnam County, Missouri farmland and recreational land. Of the 275.9 acres, there are 188.11 acres currently enrolled into CP-1, CP-2, CP-10 and CP-25 CRP contracts paying \$15,916 annually. The balance of the farm is in timber and timbered draws.

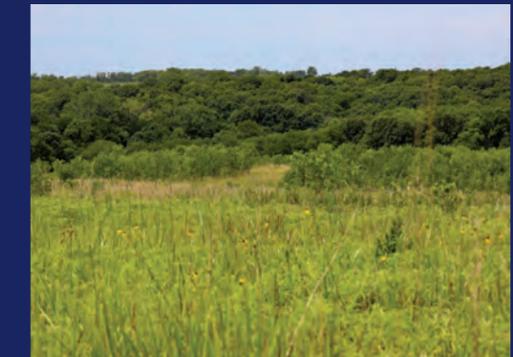
For the avid hunter, you have multiple points of access depending on wind direction and stand location. There are several water sources including a pond and numerous creeks running throughout the farm. This is truly a unique property located in the heart of big buck country in north central Missouri and just minutes from Powersville.

There are several outstanding locations to build your dream home or hunting lodge with water, electric and phone all located on nearby roads. Contact the listing agent, Jared Chambers, and schedule a private tour today.

Directions

From Powersville, Missouri: Travel west on County Highway M, approximately 3 miles to 107th Road. Travel south on 107th Road, approximately 2.75 miles to 160th Street. The farm is located on the east side of 107th Road and 160th Street. Watch for Peoples Company signs. Additional access from 168th Street on the south side of the farm.

No current hunting leases in place.

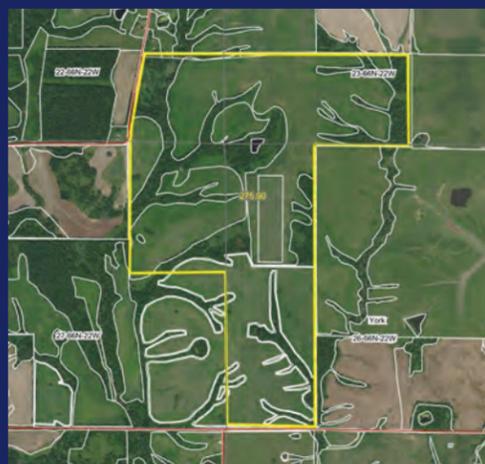


CRP Details

CP-10 CRP Contract: 130.04 Acres paying \$9,619 annually expiring in 2019
 CP-1 CRP Contract: 5.17 Acres paying \$370 annually expiring in 2020
 CP-2 CRP Contract: 9.40 Acres paying \$1,043 annually expiring in 2023
 CP-25 CRP Contract: 43.50 Acres paying \$4,884 annually expiring in 2025

Farm Details

Farm #4100
 Tract #3593
 FSA Farmland: 267.87 Acres
 FSA Cropland: 188.11 Acres



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LAND FOR SALE

