

LAND FOR SALE

LISTING #14329

48.8 ACRES M/L
LEWIS COUNTY, MISSOURI



DOUG YEGGE

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563.659.8185

700 6th Ave

DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

Part of the NW 1/4 of the NW 1/4 of Section 17, Township 62 North, Range 9 West of the 5th P.M.. Brief legal description is not to be used on legal documents.

Crist, 48.9 Acres M/L, Lewis County, MO

COMMENTS & BUILDING INFORMATION:

Offering 48.8 surveyed acres of productive Lewis County, Missouri farmland. The farm consists of 44.23 FSA tillable acres carrying class II, III and IV soils. Primary soil types on this tract include Kilwinning, Armstrong, Leonard and Lindley loams. The farm also contains a nice 1/2 acre pond with recreational opportunities. The farm is located approximately 30 miles Northwest of Quincy, Illinois and approximately 30 miles Southwest of Keokuk, Iowa. The farm lays on the east side of Co. Rd. 382 in Section 17, of Reddish Township, Lewis Co. Missouri.

Owner is offering a 3 yr. land contract.

TO CONTACT LISTING AGENT:

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

LEASE/FSA INFORMATION:

Currently leased for \$215 per tillable acre until Feb. 28, 2022.

TOTAL ACRES:	48.9
PRICE:	\$239,000
Price Per Acre:	\$4,887.50
Owner:	Crist
Operator:	
County & State:	Lewis Co., Missouri
Location:	North of LaBelle, MO
Possession Date:	To be agreed
Drainage Info:	
Average Productivity:	
Taxable Acres:	48
Net RE Taxes:	\$148.33
Taxes Payable In:	2017-18
Topography:	

F.S.A. INFORMATION:

Farmland:	47.78
Crop Acres:	44.23
CRP Acres:	
Wheat Base:	18.5
Wheat Yield:	37
Corn Base:	12.7
Corn Yield:	74
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	48.8
Tillable Acres:	44.23
CRP Acres:	
Farmstead:	
Roads:	3
Pond	.5
Timber:	1.17
Pasture:	

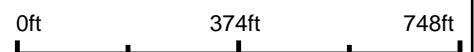
Aerial Map



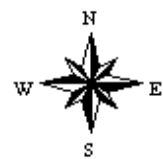
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map center: 40° 10' 40.93, -91° 55' 35.05

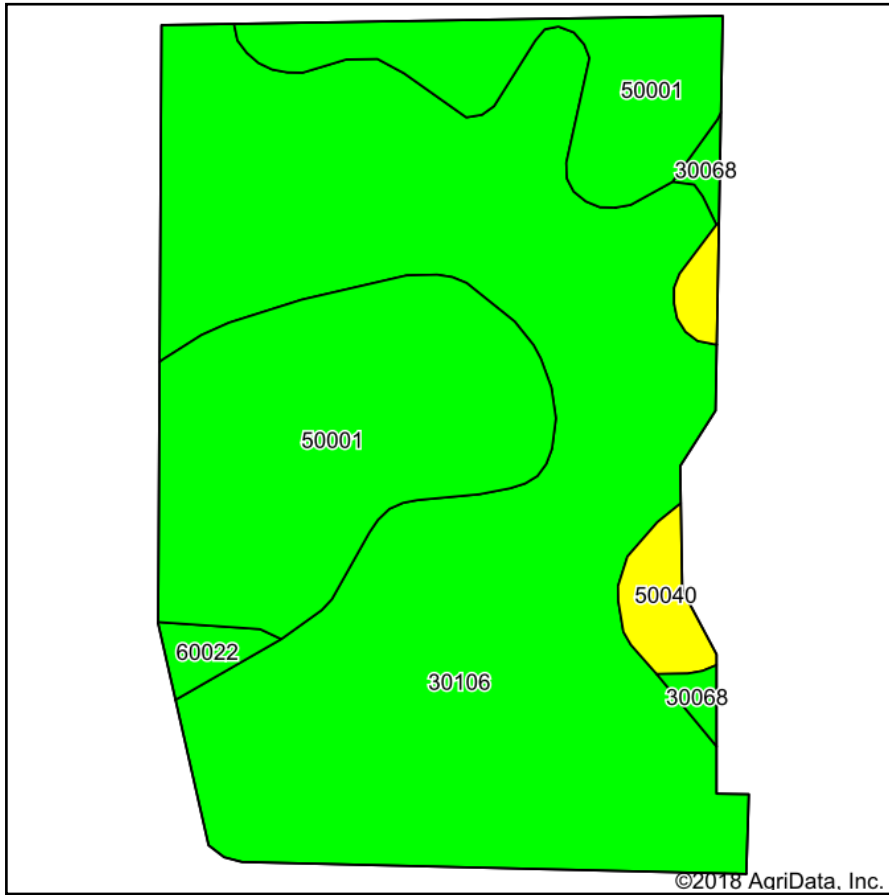


17-62N-9W
Lewis County
Missouri

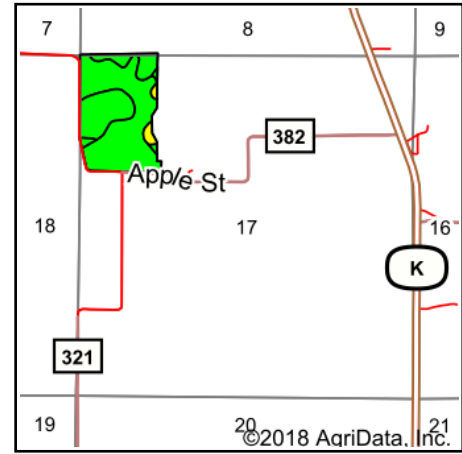


10/1/2018

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Lewis**
 Location: **17-62N-9W**
 Township: **Reddish**
 Acres: **48.8**
 Date: **10/1/2018**



Maps Provided By:



Area Symbol: MO111, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Soybeans
30106	Kilwinning silt loam, 1 to 5 percent slopes	31.62	64.8%		IIIe			59	59	38	54
50001	Armstrong loam, 5 to 9 percent slopes, eroded	14.77	30.3%		IIIe	5	2	57	57	29	45
50040	Lindley loam, 14 to 20 percent slopes, eroded	1.40	2.9%		VIe			55	55	41	48
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	0.54	1.1%		IIIe			42	42	35	42
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	0.47	1.0%		IIIe			63	63	41	53
Weighted Average						1.5	0.6	58.1	58.1	35.4	51

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Exhibit A

Being a part of the Northwest Quarter of Section 17, Township 62 North, Range 9 West of the 5th Principal Meridian, Lewis County, Missouri, and being more particularly described as follows: Beginning at the Northwest Corner of the Northwest Quarter of said Section 17; thence Easterly along the North line of the Northwest Quarter, South 89 degrees 45' 58" East (assumed bearing for this description) 1185.05 feet; thence South 03 degrees 06' 28" West 251.62 feet; thence South 01 degrees 43' 08" West 606.01 feet; thence South 27 degrees 00' 21" West 223.46 feet; thence South 10 degrees 03' 20" East 157.81 feet; thence South 25 degrees 19' 20" East 108.16 feet; thence South 39 degrees 10' 40" East 85.20 feet; thence South 03 degrees 04' 09" East 310.57 feet; thence South 89 degrees 34' 38" East 44.06 feet; thence South 01 degrees 27' 19" West 179.01 feet, to the centerline of the existing public road as now established; thence Westerly along said centerline, North 87 degrees 42' 30" West 1075.30 feet, to a curve; thence Northeasterly 133.48 feet along a 100.00 foot radius curve concave Northerly and having a chord bearing and length of North 49 degrees, 28' 04" West 123.79 feet; thence Northwesterly along said centerline, North 11 degrees 13' 38" West 299.16 feet, to a curve; thence Northwesterly 137.40 feet along a 1200.00 foot radius curve concave Northeasterly and having a chord bearing and length of North 07 degrees 56' 50" West 137.32 feet to a point on the North line of the Southwest Quarter of the Northwest Quarter; thence Westerly along said line North 89 degrees 27' 31" West 7.99 feet, to the West line of the Northwest Quarter; thence Northerly along said line, North 00 degrees 47' 38" East 1316.67 feet, to the point of beginning, containing 48.80 acres, more or less, being subject to the right of the public for roadway purposes along the existing public roads, and being subject to easements of record or by prescription.



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.

Lewis Co. FSA

- wht = wheat-srw-gr
- corn = corn-yel-gr
- SB = soybn-com-gr
- Hay=mixfg-fg
- Past or GZ= mixgfg-gz
- AGM = mixfg-agm-fg
- All flds NI unless noted
- *Unless notated on Map

1:7,920

Program Year: 2018

Created: 4/24/2018

Flown: 2016-06-10

- clu
- crp
- plss

Farm 4842
Tract 10407



MISSOURI

LEWIS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 4842

Prepared : Sep 27, 2018

Crop Year : 2019

Abbreviated 156 Farm Record

Operator Name : ██████████

Farms Associated with Operator : 29-111-403, 29-111-703, 29-111-704, 29-137-1328, 29-175-1377, 29-137-1417, 29-115-1474, 29-007-1565, 29-117-1572, 29-121-1856, 29-007-1864, 29-173-2639, 29-175-2640, 29-173-2640, 29-007-3244, 29-127-3577, 29-045-3735, 29-045-3736, 29-127-3915, 29-111-3917, 29-111-3949, 29-103-3983, 29-103-3984, 29-111-4100, 29-115-4468, 29-173-4711, 29-111-4842, 29-111-4946, 29-137-5045, 29-007-5171, 29-175-5281, 29-115-5433, 29-175-5694, 29-007-5860, 29-007-5954, 29-007-5955, 29-137-6129, 29-175-6204, 29-137-6273, 29-175-6286, 29-121-7489, 29-121-7714

CRP Contract Number(s) : None

Recon ID : 29-111-2017-6

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
47.78	44.23	44.23	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	44.23	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	18.50	0.00	0	37	
Corn	12.70	0.00	0	74	
TOTAL	31.20	0.00			

NOTES

Empty box for notes.

Tract Number : 10407

Description : S17 T62 R9

FSA Physical Location : MISSOURI/LEWIS

ANSI Physical Location : MISSOURI/LEWIS

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : ROBERT L CRIST, LINDA S CRIST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
47.78	44.23	44.23	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	44.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

MISSOURI
LEWIS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4842
Prepared : Sep 27, 2018
Crop Year : 2019

Abbreviated 156 Farm Record

Tract 10407 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	18.50	0.00	0	37
Corn	12.70	0.00	0	74
TOTAL	31.20	0.00		

NOTES

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APPLE STREET



HWY V

48.9 AC.



HWY K

KNOX CITY

HWY 6

LA BELLE