

Asking
Prices

\$331,650

Indigo Avenue
Grant City, MO 64456

LISTING
#14435

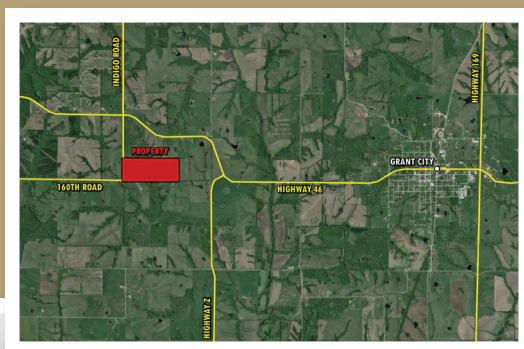


WORTH COUNTY, MO 99 Acres M/L For Sale

Details:

Listing #: 14435
Acres: 99 M/L
Price: \$331,650
Price/Acre: \$3,350
County: Worth, MO
Tillable: 73.41 Acres
NCCPI: 62.5

Presenting 99 acres m/l of Worth County farmland. This farm consist of 73.41 cropland acres carrying an NCCPI of 62.5. There are 27.54 acres currently enrolled in CRP paying \$148.45 per acre expiring in 2026. The balance of the cropland acres (45.90 m/l) are in row crop production. The remaining land provides excellent recreational opportunities consisting of mature timber and a small pond. Located just west of Grant City in Section 25 of Union "E" Township.



KENNY HERRING, ALC
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Licensed to sell real estate in Iowa and Missouri, Kenny Herring is a versatile member of the Peoples Company team who strives to provide an unparalleled level of customer service to his clients. As an Accredited Land Consultant, Kenny is driven by a persistent work ethic and positive attitude with the motivation to satisfy all parties of a real estate transaction.

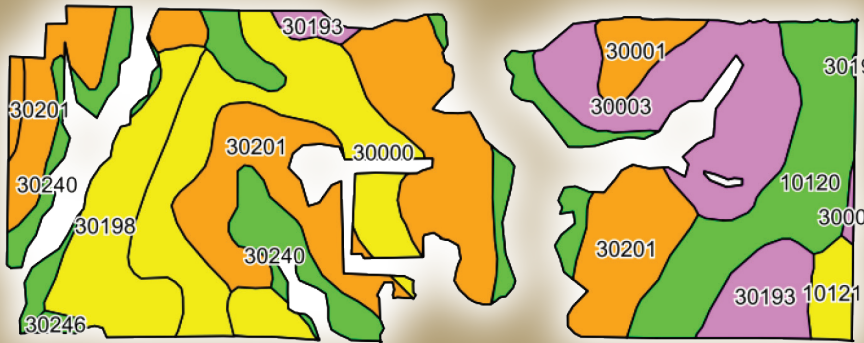
WORTH COUNTY, MO

99 Acres M/L For Sale

West of Grant City, MO

Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	NCCPI Overall
30201	Shelby loam	21.93	29.9%		58
30000	Adair and Shelby loams	10.16	13.8%		71
10120	Sharpsburg silt loam	9.57	13.0%		75
30003	Adair and Shelby soils	9.10	12.4%		43
30240	Olmitz-Kennebec complex	7.74	10.5%		79
30198	Shelby loam	7.52	10.2%		61
30193	Shelby and Gara soils	3.46	4.7%		43
30001	Adair and Shelby loams	2.26	3.1%		60
10121	Sharpsburg silt loam	1.36	1.9%		69
30246	Olmitz loam	0.31	0.4%		93
		73.41	Wtd Avg		62.4



LEGAL DESCRIPTION:

The South Half (1/2) of the Southwest Quarter (1/4) & The West Half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) Section 25 Township 66N Range 32 West of the 5th PM Worth County Missouri.

Exact legal to be taken from county records.

DIRECTIONS: From Grant City, take County Highway 46 west 4 miles to Indigo Avenue. Take Indigo Avenue south to 160th Road. The property is on the east side of Indigo Avenue and on the north side of 160th Road.

FARM DETAILS:

FSA Cropland Acres: 73.41

Corn: 3.79 Base Acres with a PLC Yield of 139

Soybean: 11.46 Acres with a PLC Yield of 24

CP1: 27.54 Acres, Paying \$148.45/Acre, Expires 2026



For More Information:

Please look up listing #14435 on our website: PeoplesCompany.com



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