

Asking
Price:

\$536,000

LISTING
#14436



160th Road
Grant City, MO 64456

WORTH COUNTY, MO 160 Acres M/L For Sale

160 acres m/l Worth County farmland. Excellent recreational farm that provides return on investment. The farm totals 128.67 acres FSA cropland, of which 69.03 acres enrolled in CRP paying a total of \$9,971.71 annually. There are 59.6 additional acres m/l in row crop production. The property has a nice pond with timber lined ditches and adjoins a larger block of timber to the west. The farm is located 4 miles west of Grant City in Section 26 of Union "E" Township, Worth County, Missouri.

Details:

Listing #: 14436
Acres: 160 M/L
Price: \$536,000
Price/Acre: \$3,350
County: Worth, MO
Tillable: 128.67 Acres
NCCPI: 54.6



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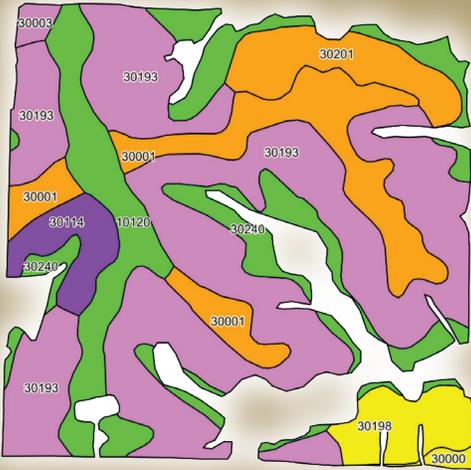
Licensed to sell real estate in Iowa and Missouri, Kenny Herring is a versatile member of the Peoples Company team who strives to provide an unparalleled level of customer service to his clients. As an Accredited Land Consultant, Kenny is driven by a persistent work ethic and positive attitude with the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

WORTH COUNTY, MO

160 Acres M/L For Sale

West of Grant City, MO

Tillable Soils Map



Code	Soil Description	Acres	Percent of Field	Legend	NCCPI Overall
30193	Shelby and Gara soils	62.55	48.6%		43
30001	Adair and Shelby loams	17.02	13.2%		60
30240	Olmitz-Kennebec complex	15.72	12.2%		79
10120	Sharpsburg silt loam	12.59	9.8%		75
30201	Shelby loam	8.12	6.3%		58
30198	Shelby loam	5.95	4.6%		61
30114	Lagonda and Clarinda soils	4.96	3.9%		40
30003	Adair and Shelby soils	1.03	0.8%		43
30000	Adair and Shelby loams	0.73	0.6%		71
		128.67		Wtd Avg	54.6

LEGAL DESCRIPTION:

The East Half (1/2) of the Southwest Quarter (1/4) & The West Half (1/2) of the Southeast Quarter (1/4) Section 26 Township 66N Range 32 West of the 5th PM Worth County Missouri. Exact legal to be taken from county records.

FARM DETAILS:

FSA Cropland Acres: 128.67

Corn: 6.57 Base Acres with a PLC Yield of 139

Soybean: 19.88 Base Acres with a PLC Yield of 24

CRP Acres: 69.03, Paying Approximately \$9,971.73 Annually

CP42: 22.36 Acres, Paying \$143.86/Acre, Expires 2027

CP1: 46.67 Acres, Paying \$144.74/Acre, Expires 2026



DIRECTIONS: From Grant City, take County Highway 46 west 4 miles to Indigo Avenue. Take Indigo Avenue south to 160th Road. Go west on 160th Road for 1/4 mile. The property is on the north side of 160th Road.

For More Information:

Please look up listing #14436 on our website: PeoplesCompany.com



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