

LISTING
#15279



853.40 ACRES
M/L



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DESCRIPTION

Peoples Company is pleased to offer 853.40 acres m/l in Sullivan County, Missouri! The property consists of 666.33 FSA Cropland Acres of which 569.72 acres are currently in row crop production, carrying a tillable NCCPI rating of 65. The balance of the property includes timbered draws, ponds, and 96.61 acres enrolled in a CRP contract until October 2022 with an annual payment of \$9,068. The CRP practice is CP1 (permanent grasses). Primary soil types include Armstrong clay loam, Purdin loam, and Armstrong loam.

The farm offers several timber lined ditches meandering through the property serving as a travel corridor for wildlife. Several high vantage points would be ideal locations for tower blinds catching deer moving from feeding to bedding areas. The ponds are stocked, offering additional recreational opportunities as well as a water source for wildlife and or livestock.

This property includes two Morton buildings on the north side of the farm with the west building measuring 175' x 85' and the east building measuring 150' x 50'. The farm is located in Sections 9, 10, 15, and 16 of Taylor Township, southeast of Humphreys, Missouri.

VISIT [PEOPLES COMPANY.COM](https://www.peoplescompany.com) (LISTING #15279) FOR MORE INFORMATION, PHOTOS, AND MAPS.



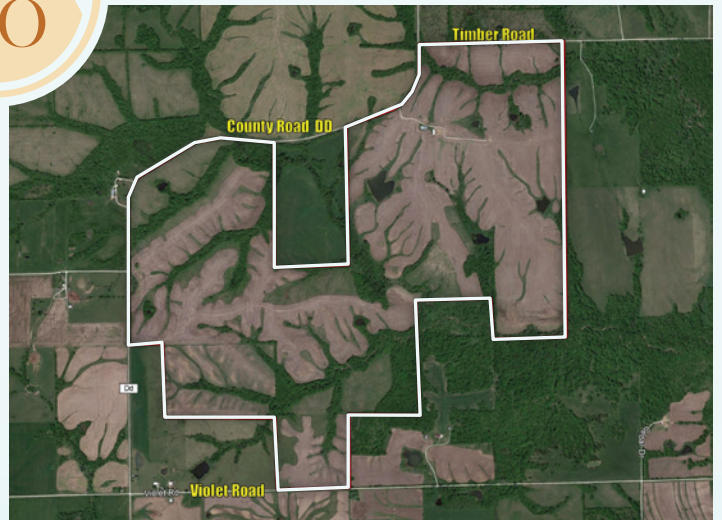
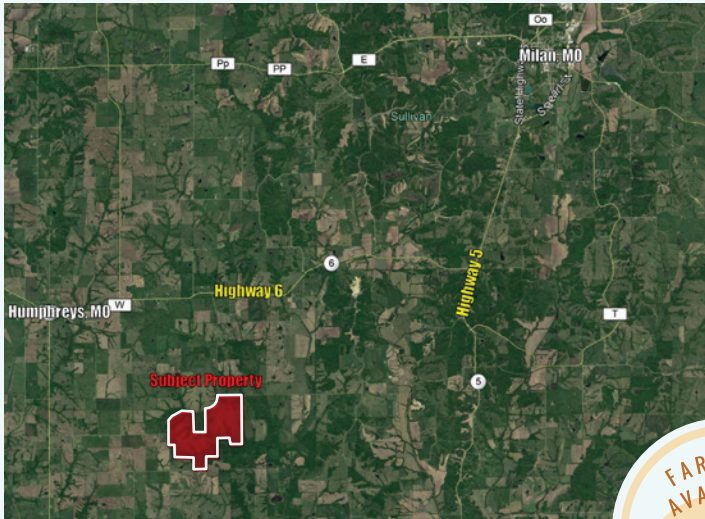
PRICE

TOTAL PRICE: \$2,986,900

PRICE PER ACRE: \$3,500

DIRECTIONS

From Milan, MO: Travel south on Highway 5 for five miles before turning right on to Highway 6. Continue west on Highway 6 for five and a half miles before turning left on to County Road DD. Travel south on County Road DD for two miles and the farm will be on the south side of the road. Look for Peoples Company signs.



FARM DETAILS

FSA Cropland Acres:
666.33 Acres

**Acres in Row
Crop Production:**
569.72 Acres

NCCPI Rating:
65

Farm Lease:
Leased for 2021

Primary Soil Types:
Armstrong Clay Loam
Purdin Loam
Armstrong Loam

CRP Acres:
96.61 Acres

CRP Payment:
\$9,068 (\$93.86 per Acre)

CRP Contract:
Until October 2022

Two Morton Buildings:
175' x 85'
150' x 50'



TILLABLE SOILS

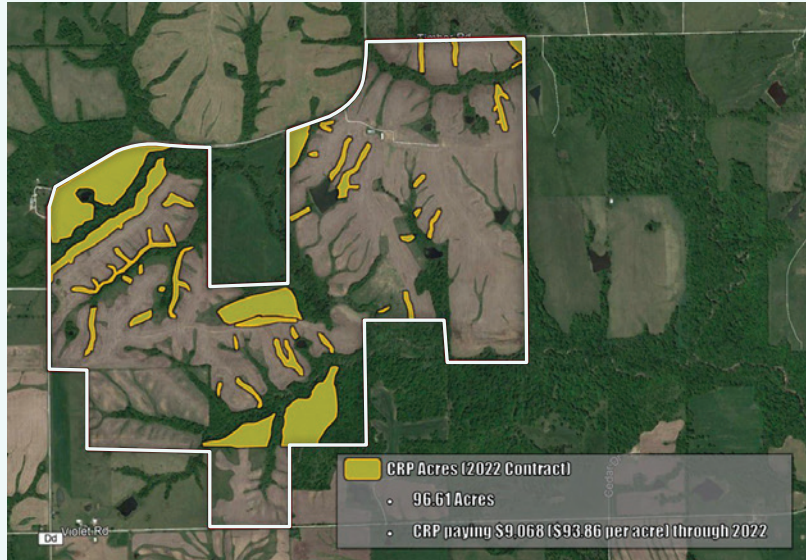
Code	Soil Description	Acres	% of Field	Non-Irr Class	NCCPI Overall
30054	Gara clay loam	246.87	43.3%	IVe	70
30027	Armstrong clay loam	200.07	35.1%	IIIe	61
30030	Armstrong clay loam	52.15	9.2%	IVe	59
30052	Gara clay loam	35.89	6.3%	VIe	63
36025	Landes loam	24.21	4.2%	IIIw	63
36085	Landes loam	8.55	1.5%	IIIw	64
30175	Pershing silty clay loam	1.80	0.3%	IIIe	66
50010	Winnegan loam	0.11	0.0%	VIe	61
30033	Armstrong loam	0.07	0.0%	Ile	74
Weighted Average					65



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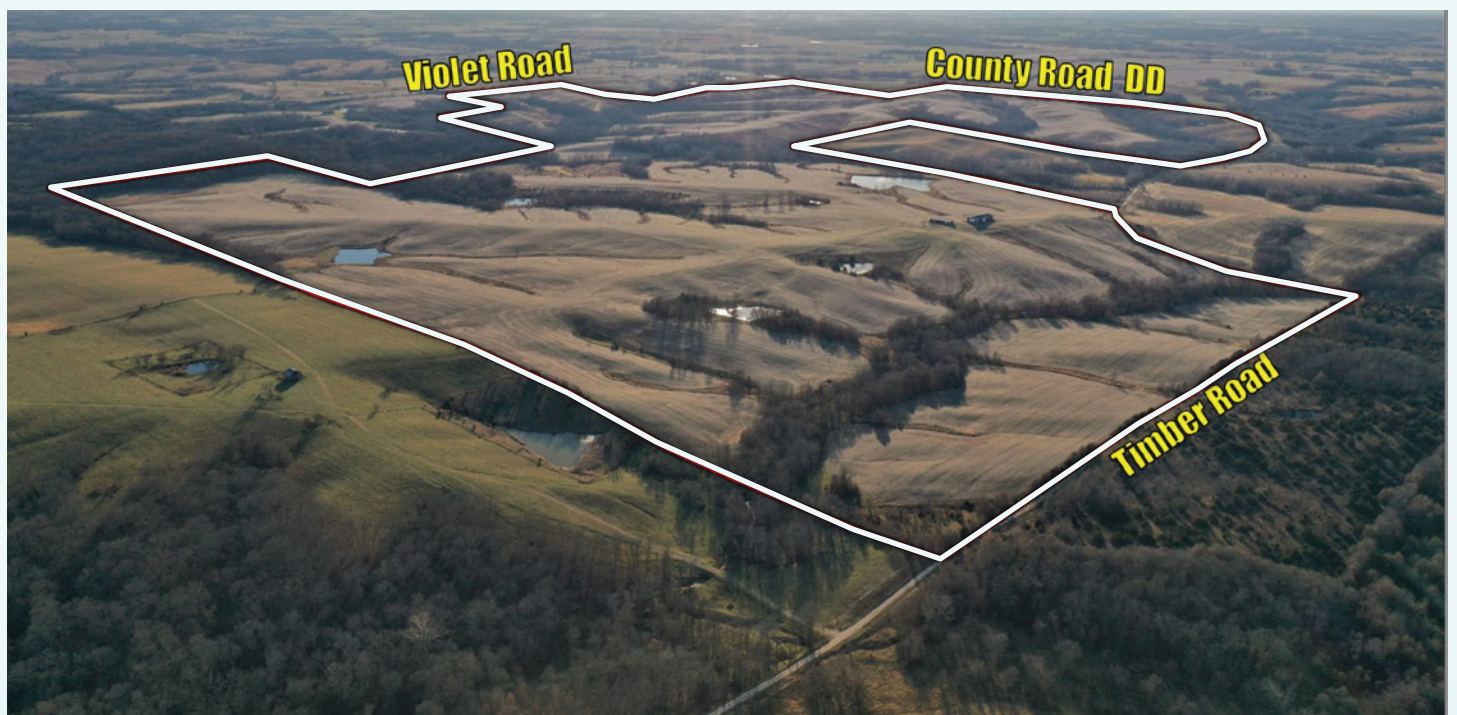
CRP ACRES



THERE IS ADDITIONAL LAND AVAILABLE. SEE PEOPLES COMPANY LISTINGS #15280 AND #15281. CONTACT THE LISTING AGENTS FOR MORE DETAILS.



SULLIVAN
COUNTY





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