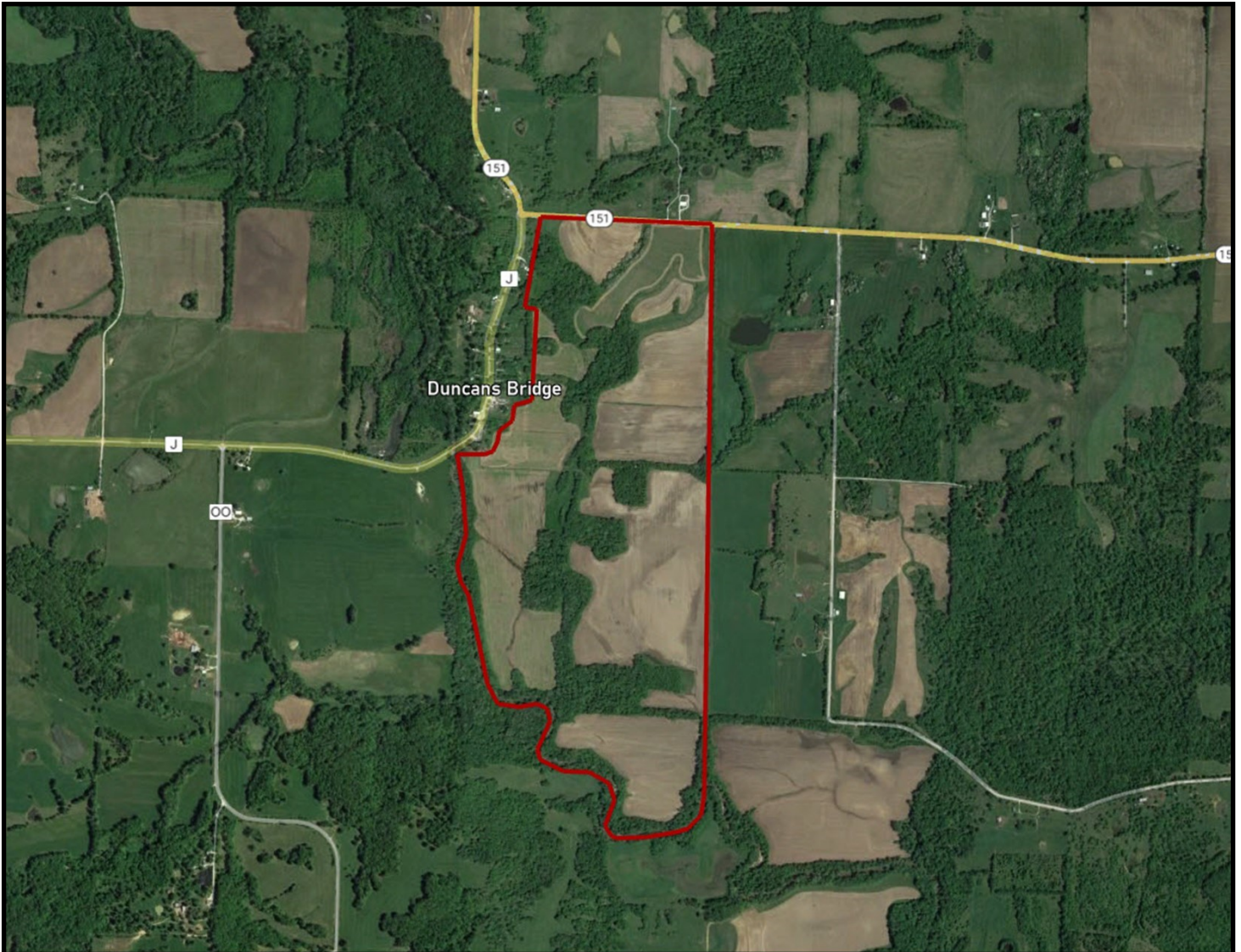


LAND FOR SALE

LISTING #16868

325 ACRES M/L
MONROE COUNTY, MISSOURI



DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

325 Acres M/L, Monroe County, MO

LEGAL DESCRIPTION: Part of the NE ¼ NE ¼; part of the SE ¼ NE ¼; NE ¼ SE ¼; part of the SE ¼ SE ¼, Section 8. The W ½ NW ¼; part of the SE ¼ NW ¼; part of the NE ¼ SW ¼; W ½ SW ¼; part of the SE ¼ SW ¼ of Section 9. Part of the NW ¼ NW ¼; part of the NE ¼ NW ¼ of Section 16. Part of the NE ¼ NW ¼ of Section 17, all being in Township 55 North, Range 12 West, Monroe County, Missouri.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present 325 acres m/l of quality farmland located in Monroe County, Missouri. This farm consists of 325 acres m/l with approximately 230 cropland acres. The farm carries a NCCPI of 74.6. The farm primarily consists of Piopolis silty clay loam & Blackoak silt loam. The property is located in Sections 8,9,17,16 of Woodlawn Township in Monroe County, Missouri. This property would be a great add-on to an existing farming operation or a smart investment for the buyer looking to diversify their portfolio. *Seller is a licensed real estate Broker in the State of Missouri.

LEASE/FSA INFORMATION:

Leased for the 2023 crop year.

TOTAL ACRES:	325
PRICE:	\$2,150,000
Price Per Acre:	\$6,615.38
Owner:	Douglas R. Yegge Trust
Operator:	Hayes
County & State:	Monroe Co., MO
Location:	Duncans Bridge, MO
Possession Date:	As agreed, per Tenant's rights
Drainage Info:	Natural
Average Productivity:	74.6 NCCPI
Taxable Acres:	318.18
Net RE Taxes:	\$875.20
Taxes Payable In:	2022-2023
Topography:	Level to Gentle Slope

F.S.A. INFORMATION: ESTIMATED

APPROXIMATELY 230 TILLABLE ACRES AFTER EXCAVATING

Farmland:	326.37
Crop Acres:	222.12 est.
Wheat Base:	52.3 est.
Wheat Yield:	44
Corn Base:	42.6 est.
Corn Yield:	73
Soybean Base:	118.2 est.
Soybean Yield:	23
Grain Sorghum Base:	.10 est.
Grain Sorghum Yield:	74

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	325
Tillable Acres:	230
CRP Acres:	
Farmstead:	
Roads:	1
Waterways:	10
Timber:	65
Pasture:	20

DOUGLAS R. YEGGE

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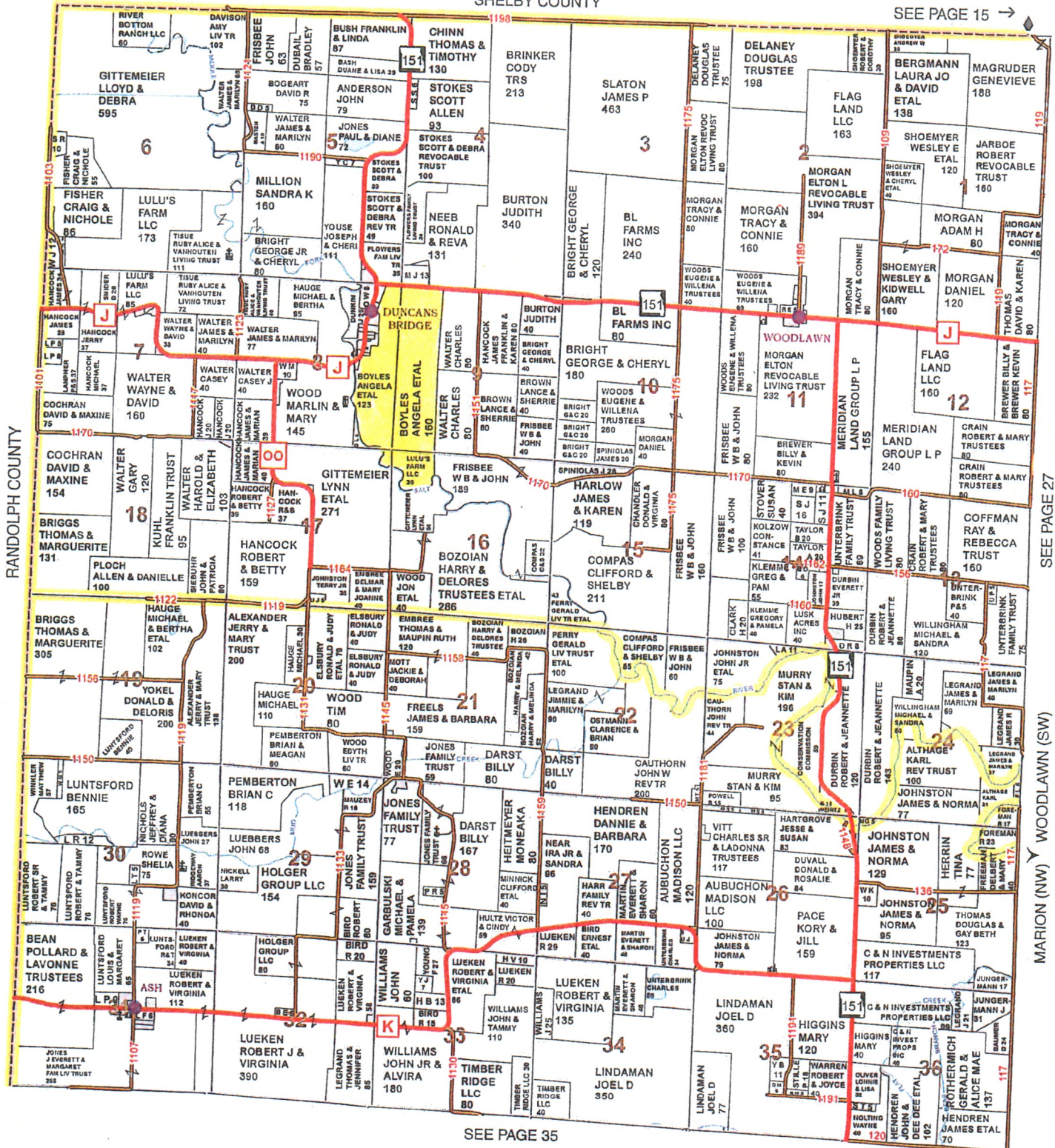
Woodlawn (SW), Marion (NW)

Township 55N - Range 12W

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SHELBY COUNTY

SEE PAGE 15 →



SEE PAGE 35

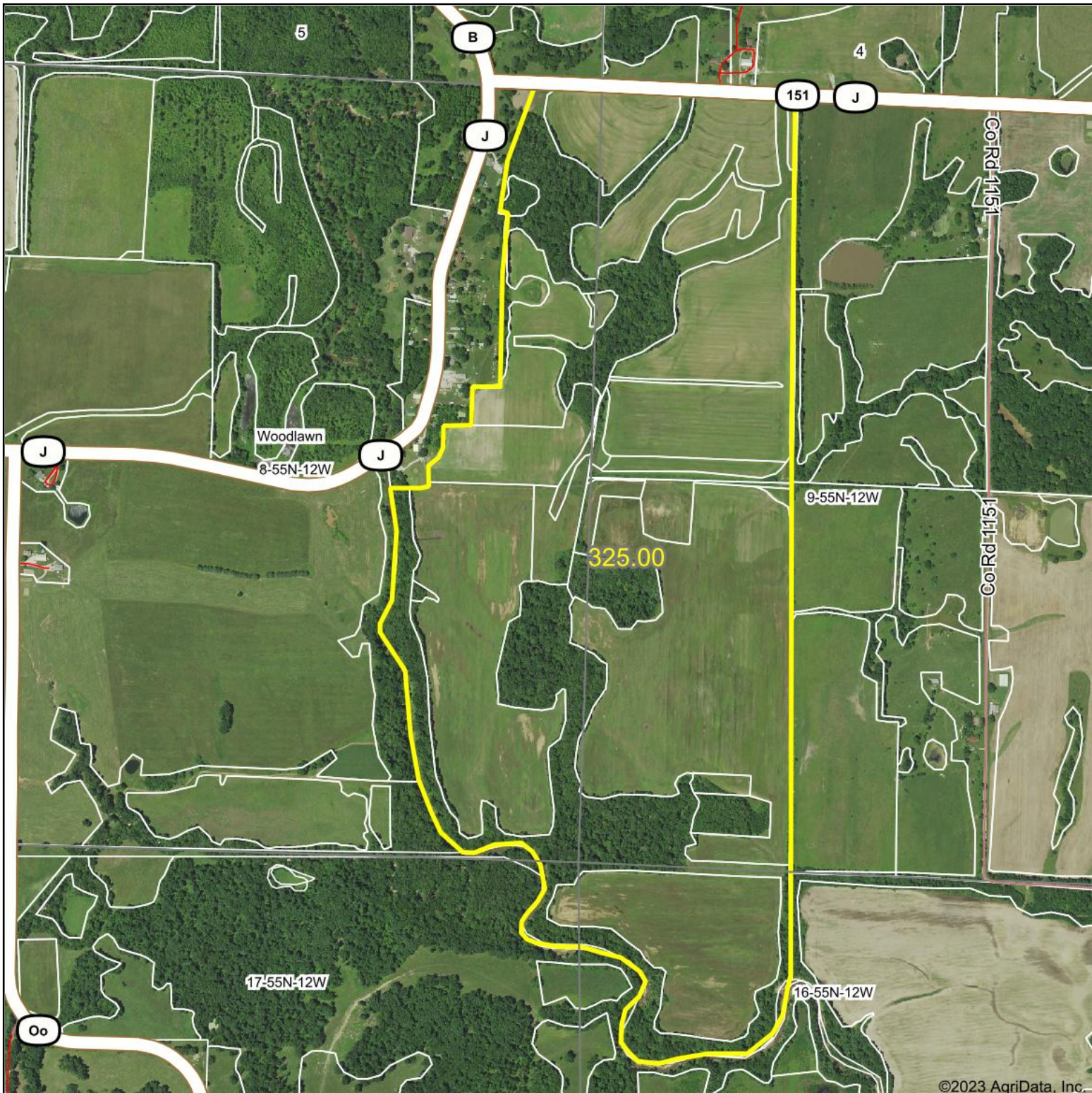
SEE PAGE 27

WOODLAWN (SW)

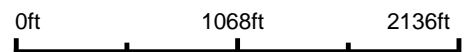
RANDOLPH COUNTY

MARION (NW)

Aerial Map - Total Acres



Map Center: 39° 34' 18.88, -92° 15' 40.82



8-55N-12W
Monroe County
Missouri



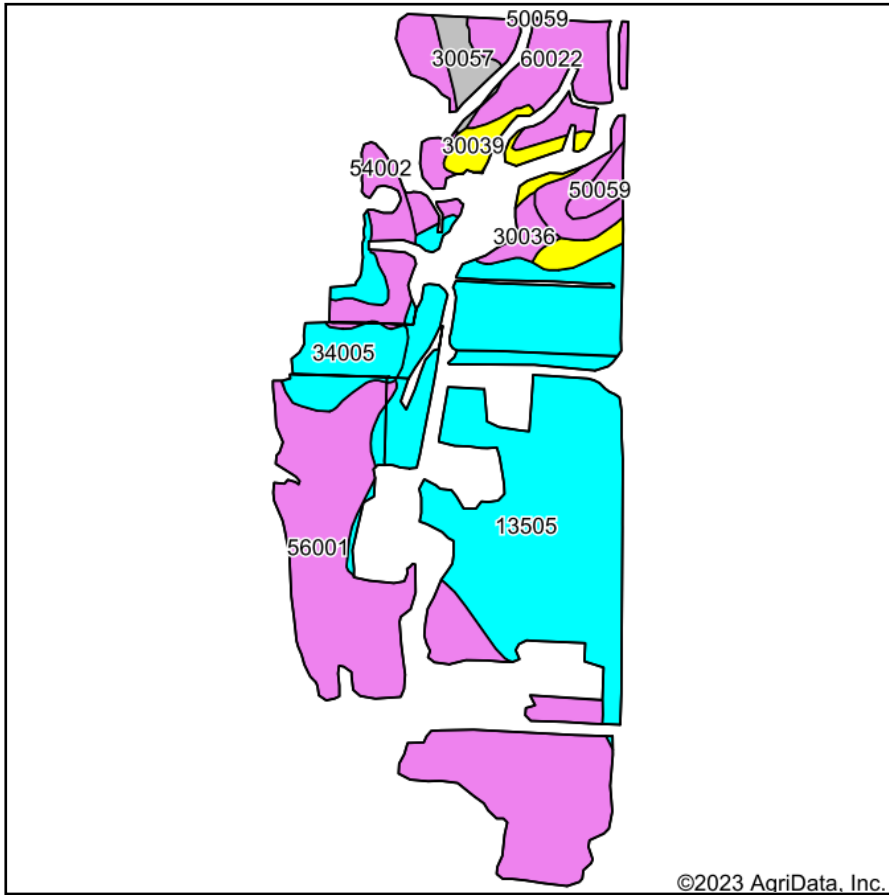
5/31/2023



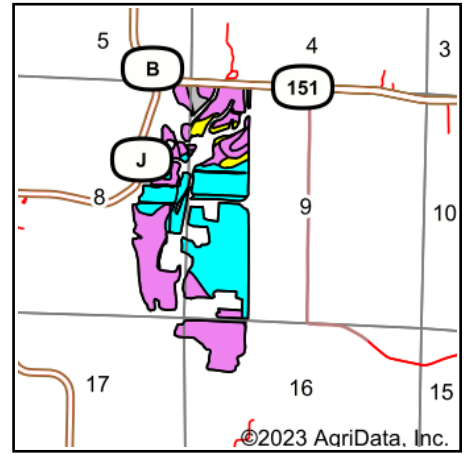
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Monroe**
 Location: **9-55N-12W**
 Township: **Woodlawn**
 Acres: **222.12**
 Date: **5/31/2023**



Maps Provided By:



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Area Symbol: MO137, Soil Area Version: 23

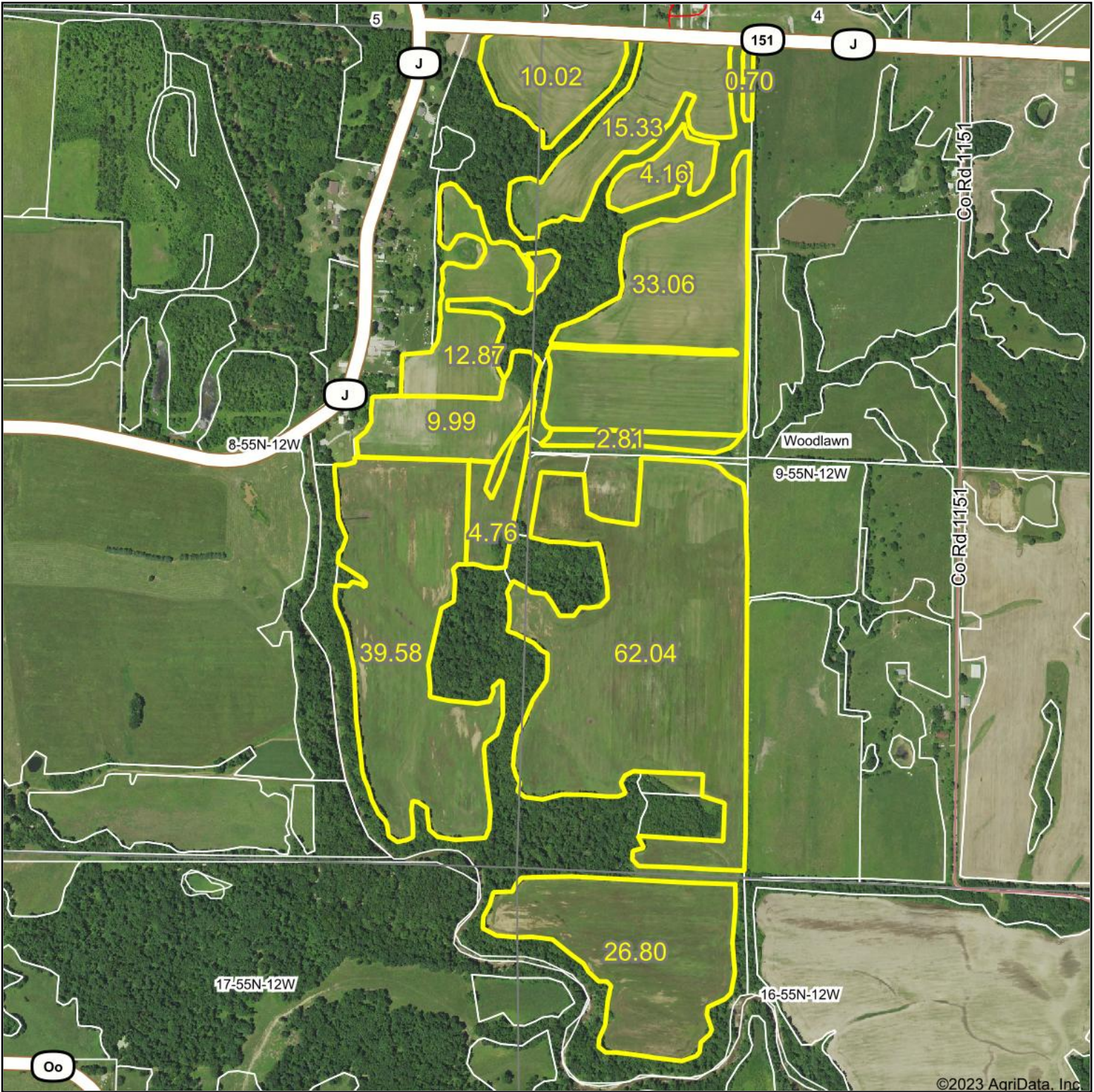
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	86.65	39.0%		IIw	77
56001	Piopolis silty clay loam, 0 to 2 percent slopes, occasionally flooded	76.46	34.4%		IIIw	77
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	21.08	9.5%		IIIe	61
34005	Gifford silt loam, 2 to 5 percent slopes, rarely flooded	12.17	5.5%		Ile	75
54002	Gifford silt loam, 5 to 9 percent slopes, rarely flooded	8.14	3.7%		IIIe	74
30039	Armstrong loam, 9 to 14 percent slopes, eroded	8.07	3.6%		IVe	64
30057	Gara loam, 14 to 18 percent slopes	4.06	1.8%		VIe	68
30036	Armstrong loam, 5 to 9 percent slopes	2.82	1.3%		IIIe	55
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	2.67	1.2%		IIIe	71
Weighted Average					2.65	*n 74.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

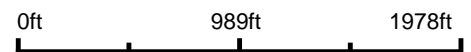
Aerial Map - Tillable Acres



©2023 AgriData, Inc



Map Center: 39° 34' 17.75, -92° 15' 35.77



9-55N-12W
Monroe County
Missouri



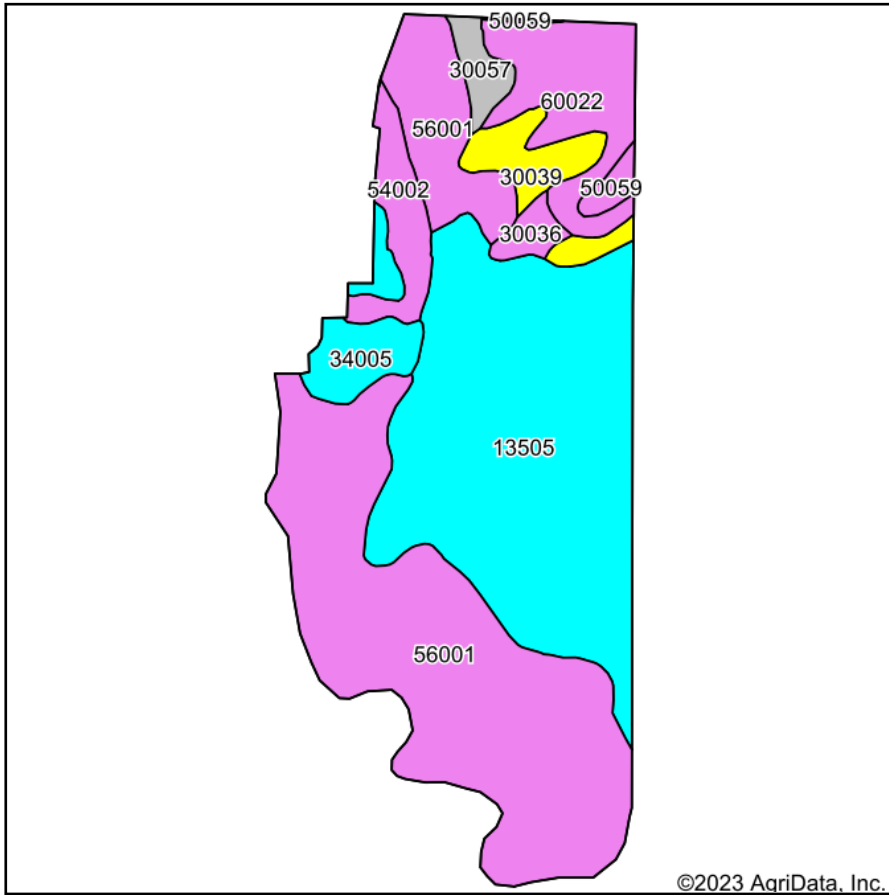
5/31/2023



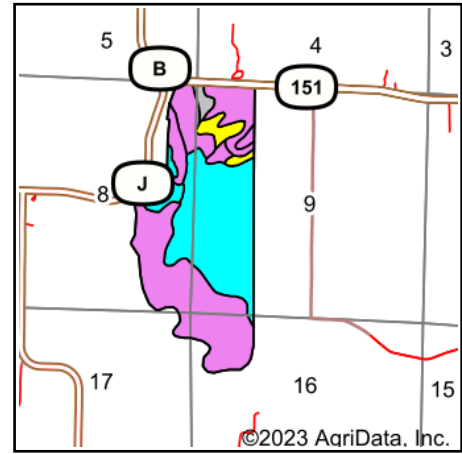
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Monroe**
 Location: **8-55N-12W**
 Township: **Woodlawn**
 Acres: **325**
 Date: **5/31/2023**



Maps Provided By:



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Area Symbol: MO137, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
56001	Piopolis silty clay loam, 0 to 2 percent slopes, occasionally flooded	130.89	40.3%		IIIw	77
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	119.02	36.6%		IIw	77
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	25.84	8.0%		IIIe	61
34005	Gifford silt loam, 2 to 5 percent slopes, rarely flooded	12.88	4.0%		IIe	75
30039	Armstrong loam, 9 to 14 percent slopes, eroded	12.35	3.8%		IVe	64
54002	Gifford silt loam, 5 to 9 percent slopes, rarely flooded	12.04	3.7%		IIIe	74
30057	Gara loam, 14 to 18 percent slopes	5.19	1.6%		Vle	68
30036	Armstrong loam, 5 to 9 percent slopes	3.80	1.2%		IIIe	55
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	2.99	0.9%		IIIe	71
Weighted Average					2.68	*n 74.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ROBERT MICHAEL HAYES
CRP Contract Number(s) : None
Recon ID : 29-137-2016-99
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
326.37	222.12	222.12	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	222.12	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	52.30	0.00	44	
Corn	42.60	0.00	73	0
Grain Sorghum	0.10	0.00	74	
Soybeans	118.20	0.00	23	0
TOTAL	213.20	0.00		

NOTES

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Tract Number : 12849

Description : S16, 17 T55 R12
FSA Physical Location : MISSOURI/MONROE
ANSI Physical Location : MISSOURI/MONROE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : DOUGLAS R YEGGE TRUST, TERESA K YEGGE TRUST
Other Producers : JEREMY MOZINGO
Recon ID : 29-137-2016-101

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
326.37	222.12	222.12	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 12849 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	222.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	52.30	0.00	44
Corn	42.60	0.00	73
Grain Sorghum	0.10	0.00	74
Soybeans	118.20	0.00	23
TOTAL	213.20	0.00	

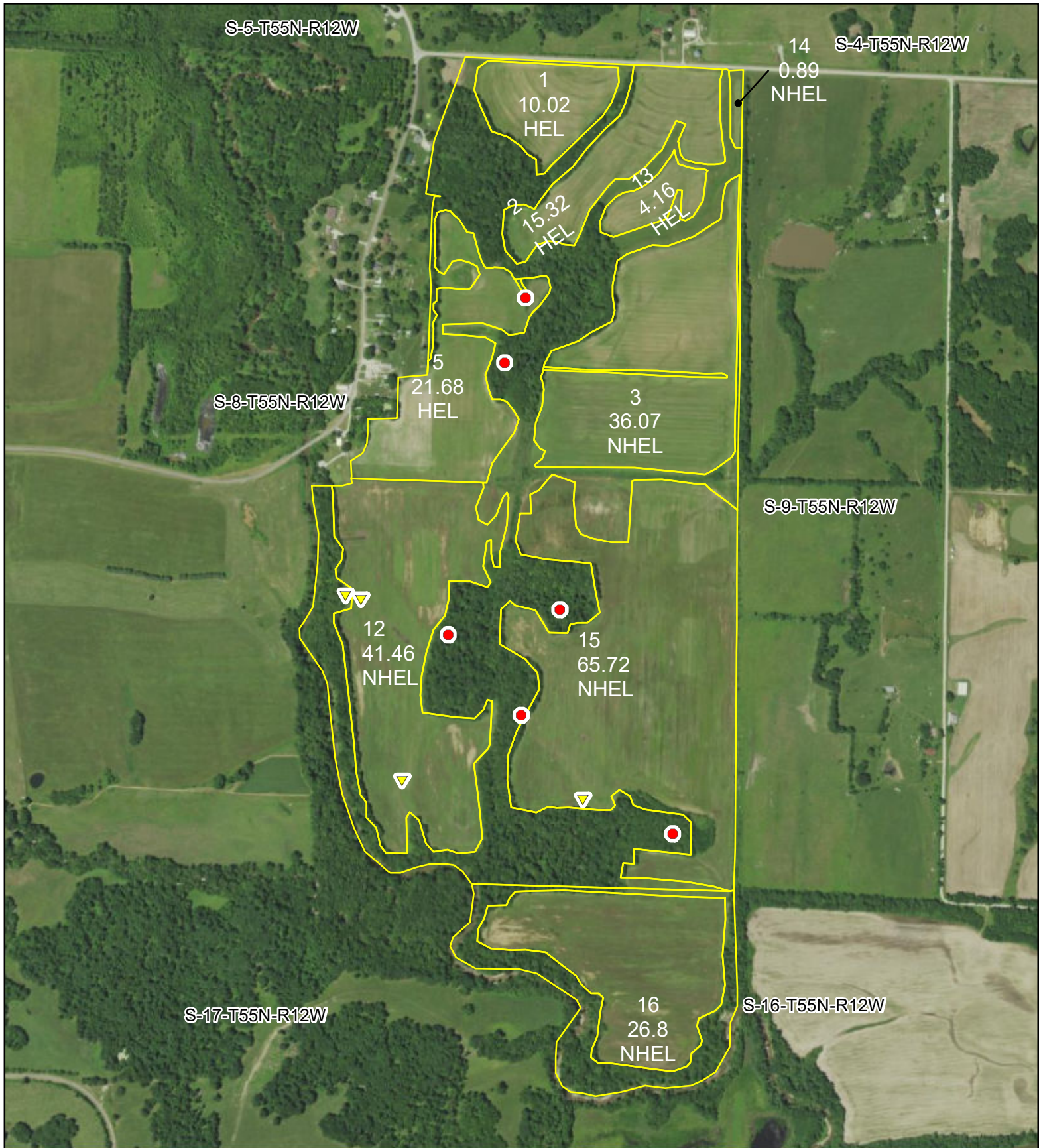
NOTES

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All Measurements are
For FSA Programs Only

Monroe Co. FSA

1:9,870



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

C = CORN YELLOW GR NI
 SB = SOYBEAN COM GR NI
 WHT = WHEAT SRW GR NI
 MILO = SORGHUM GRS GR NI
 GZ = GRASS GESCUE TALL GRAZE NI
 HY = GRASS FESCUE TALL FORAGE NI
 LS = GRASS FESCUE TALL LS NI
 *Unless notated on Map

Program Year: 2023

Created: 4/5/2023

Flown: 2022-6-20

- clu
- crp
- plss

**Farm 6090
Tract 12849**

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.



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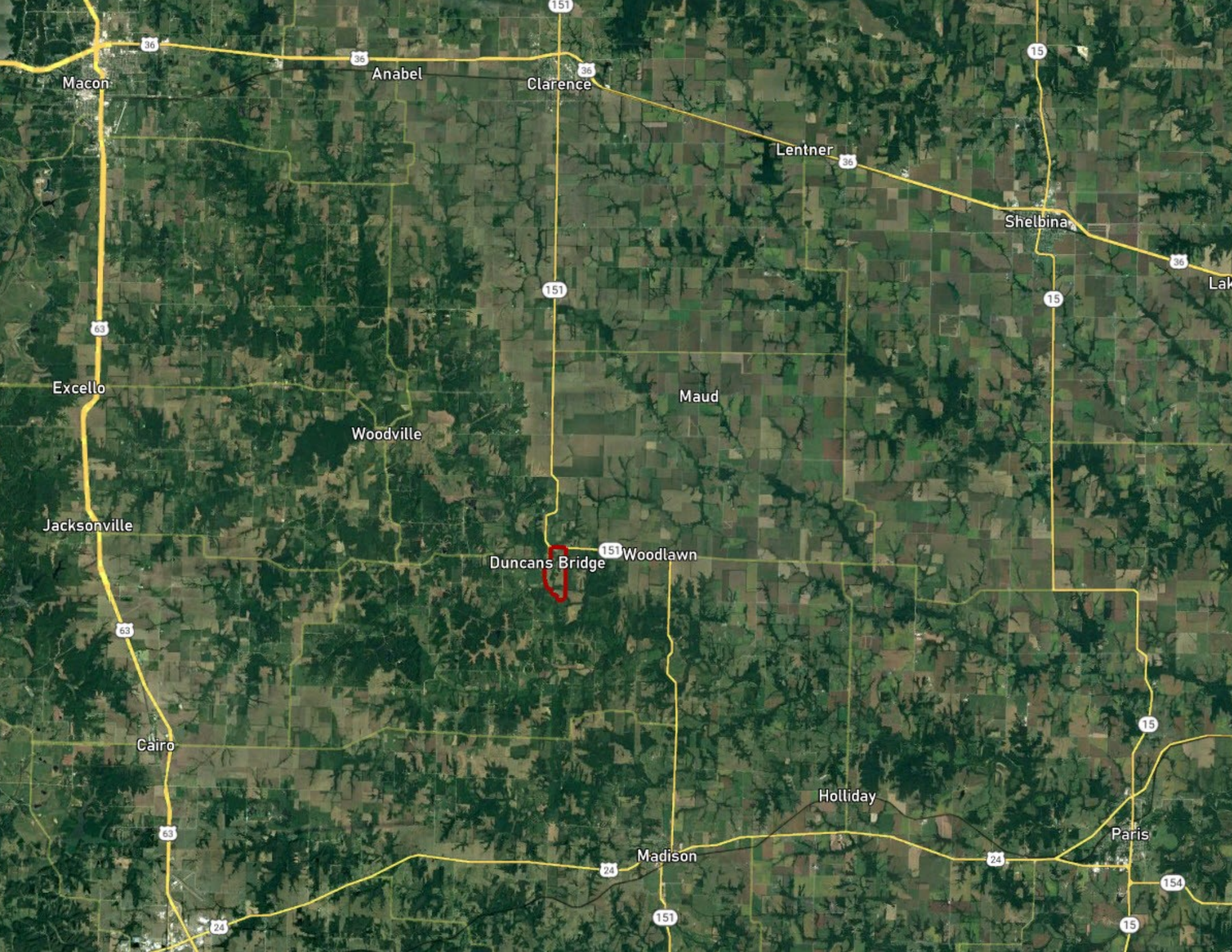
J

Duncans Bridge

J

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15



Macon

Anabel

Clarence

Lentner

Shelbina

Excello

Maud

Woodville

Jacksonville

Duncans Bridge

Woodlawn

Cairo

Holliday

Madison

Paris

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