

# LAND FOR SALE

LISTING #14069

**235 ACRES M/L**  
DAVISS COUNTY, MISSOURI



**DOUG YEGGE**

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O: 563-659-8185

Doug@PeoplesCompany.com

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:**

The Southeast 1/4, excluding the acreage in the Southeast corner of Section 22, and the West 1/2 Northeast 1/4, Section 27, all being Township 58 North, Range 29 West.

**COMMENTS & BUILDING INFORMATION:**

Offering an excellent 235 acre tract located south of Winston Missouri. This farm includes 192 crop acres with the remaining acres in timbered draws. This farm carries high quality soils including Grundy and Zook silt loams. Parcel is ideal for a group of hunters looking for an investment with an ideal return. Property is located in Southwest Daviess County, south of Winston Missouri. Property can be split.

**TO CONTACT LISTING AGENT:**

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

**LEASE/FSA INFORMATION:**
**MOCTLTBTPT LLC, 235 Acres M/L, Daviess County, MO**

<b>TOTAL ACRES:</b>	<b>235</b>
<b>PRICE:</b>	<b>\$940,000</b>
<b>Price Per Acre:</b>	\$4,000
<b>Owner:</b>	MOTCTLTBTPT LLC, Chris Tarver, Manager
<b>Operator:</b>	McQuinn
<b>County &amp; State:</b>	Daviess Co., Missouri
<b>Location:</b>	4 miles southeast of Winston, MO
<b>Possession Date:</b>	To be agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	N/A
<b>Taxable Acres:</b>	235
<b>Net RE Taxes:</b>	\$699
<b>Taxes Payable In:</b>	2018
<b>Topography:</b>	Level to Gently rolling

**F.S.A. INFORMATION:**

<b>Farmland:</b>	235.13
<b>Crop Acres:</b>	190.51
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	70.40
<b>Corn Yield:</b>	89
<b>Soybean Base:</b>	.90
<b>Soybean Yield:</b>	28

**APPROXIMATE BREAKDOWN OF ACRES:**

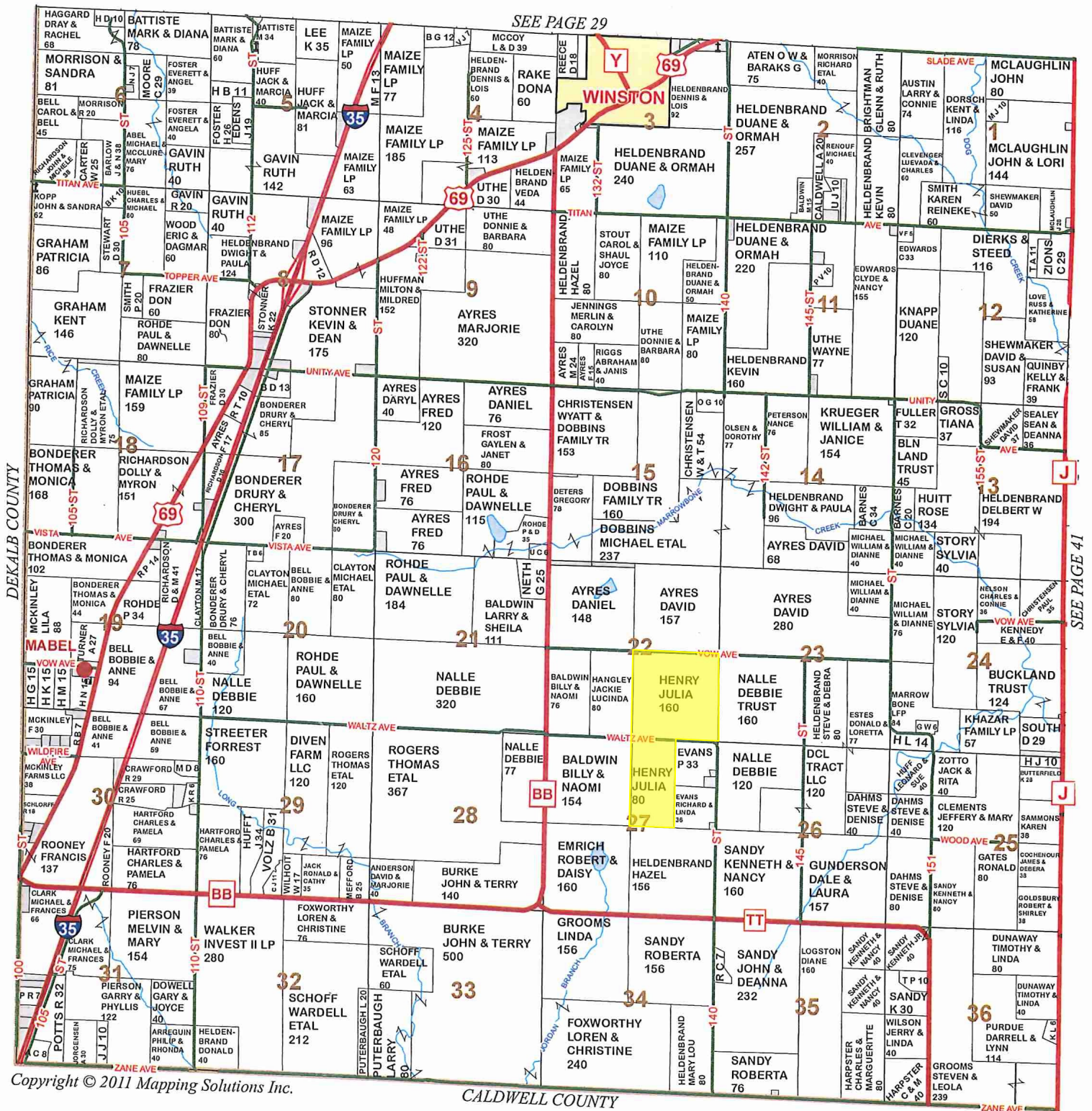
<b>Total Acres:</b>	235
<b>Tillable Acres:</b>	190.51
<b>CRP Acres:</b>	
<b>Farmstead:</b>	2
<b>Roads:</b>	2.25
<b>Waterways:</b>	
<b>Timber:</b>	40.24
<b>Pasture:</b>	



# COLFAX

# T58N • R29W

SEE PAGE 29

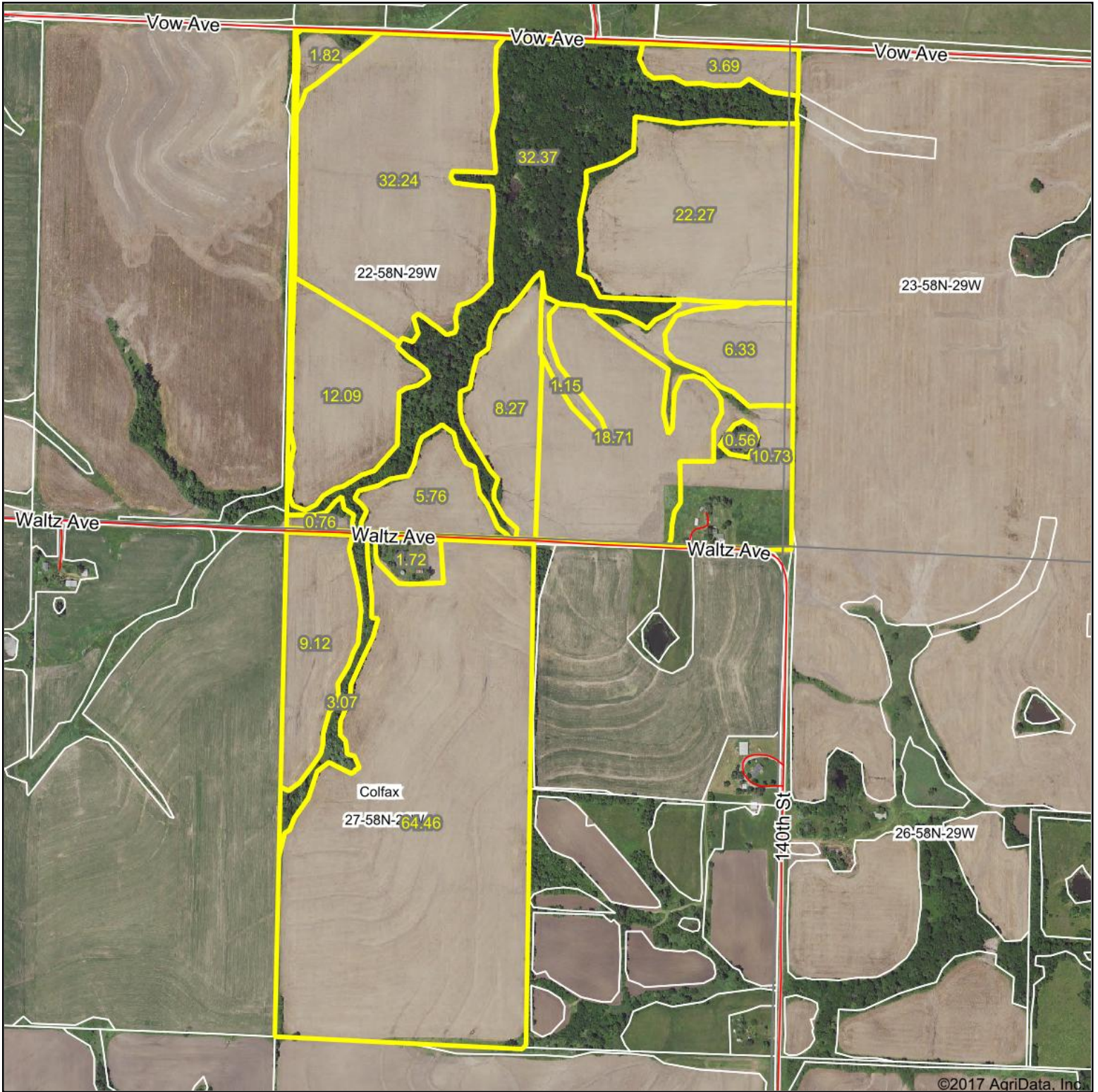


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CALDWELL COUNTY



# Aerial Map - Total Acres



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map center: 39° 48' 57.1, -94° 8' 5.32

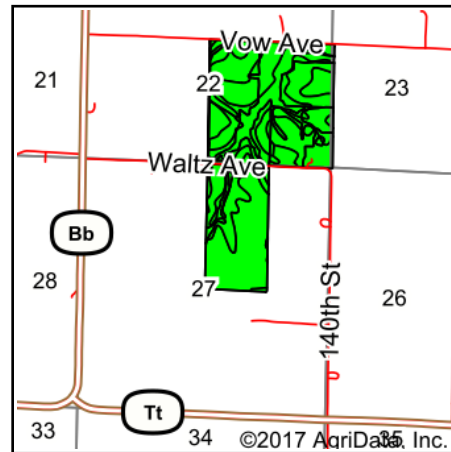
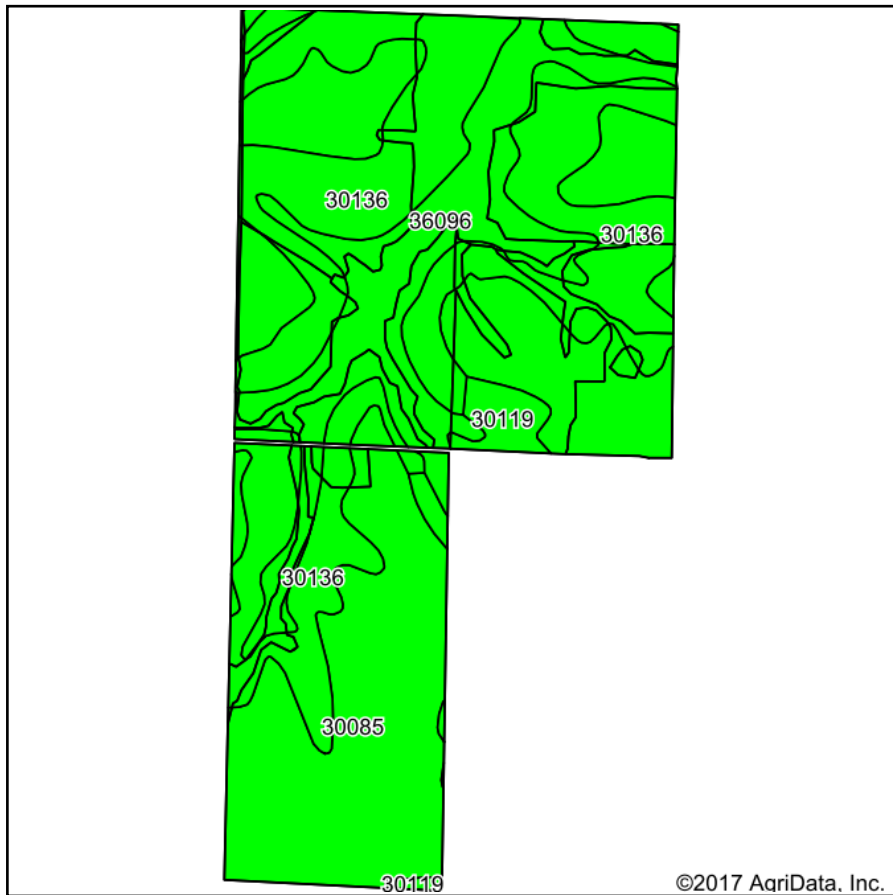


**27-58N-29W**  
**Daviess County**  
**Missouri**



1/11/2018

# Soils Map - Total Acres



State: **Missouri**  
 County: **Daviess**  
 Location: **27-58N-29W**  
 Township: **Colfax**  
 Acres: **235.12**  
 Date: **1/11/2018**



**Area Symbol: MO061, Soil Area Version: 19**

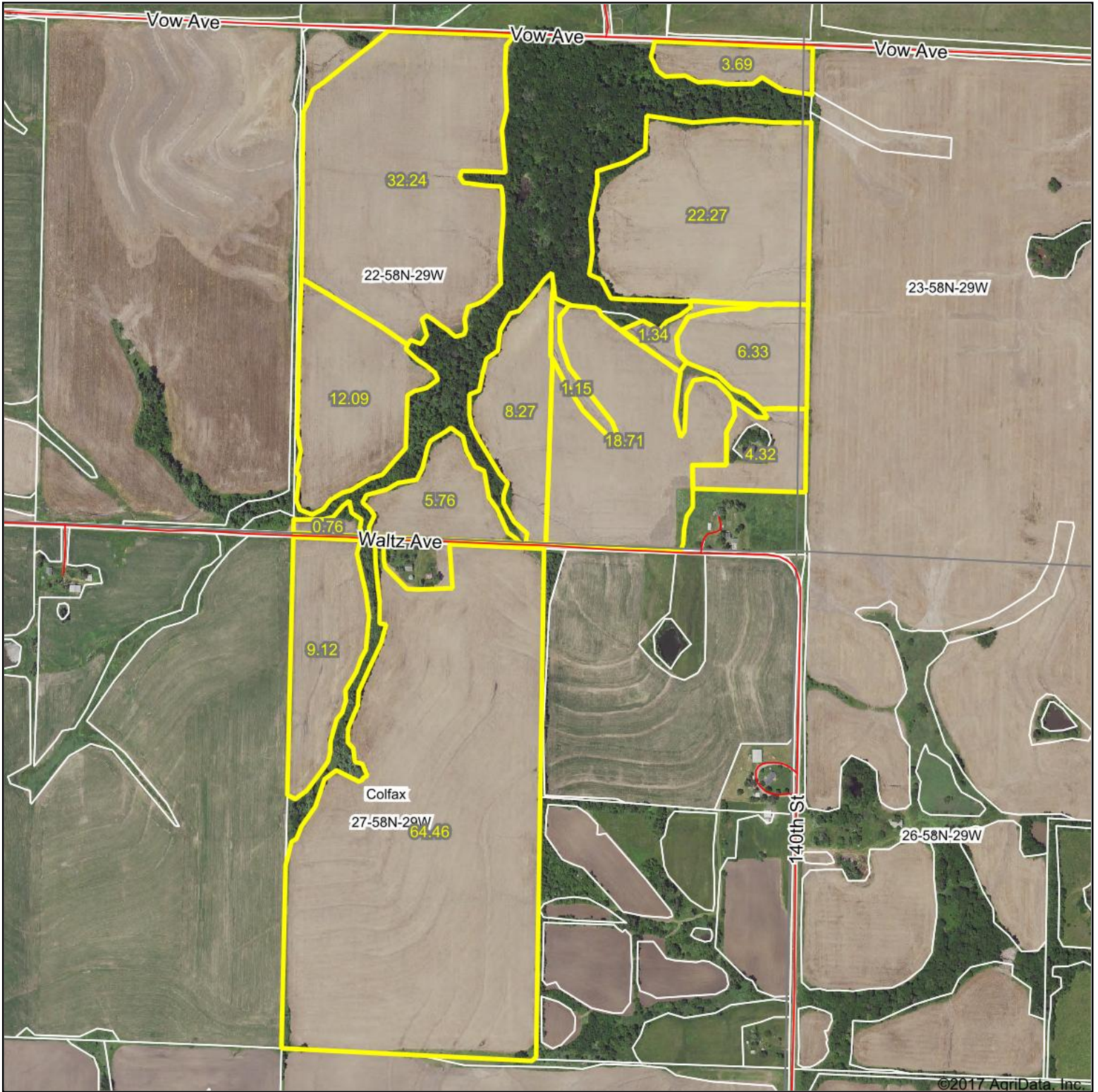
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
30085	Grundy silt loam, 2 to 5 percent slopes	98.51	41.9%		Ile	70	70	49
30136	Lamoni loam, 5 to 9 percent slopes	88.43	37.6%		IIle	57	50	45
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	42.17	17.9%		IIIw	76	76	34
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	6.01	2.6%		IIle	49	44	33
<b>Weighted Average</b>						<b>65.6</b>	<b>62.9</b>	<b>44.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



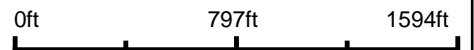
# Aerial Map - Tillable Acres



©2017 AgriData, Inc.



map center: 39° 48' 57.35, -94° 8' 6.01

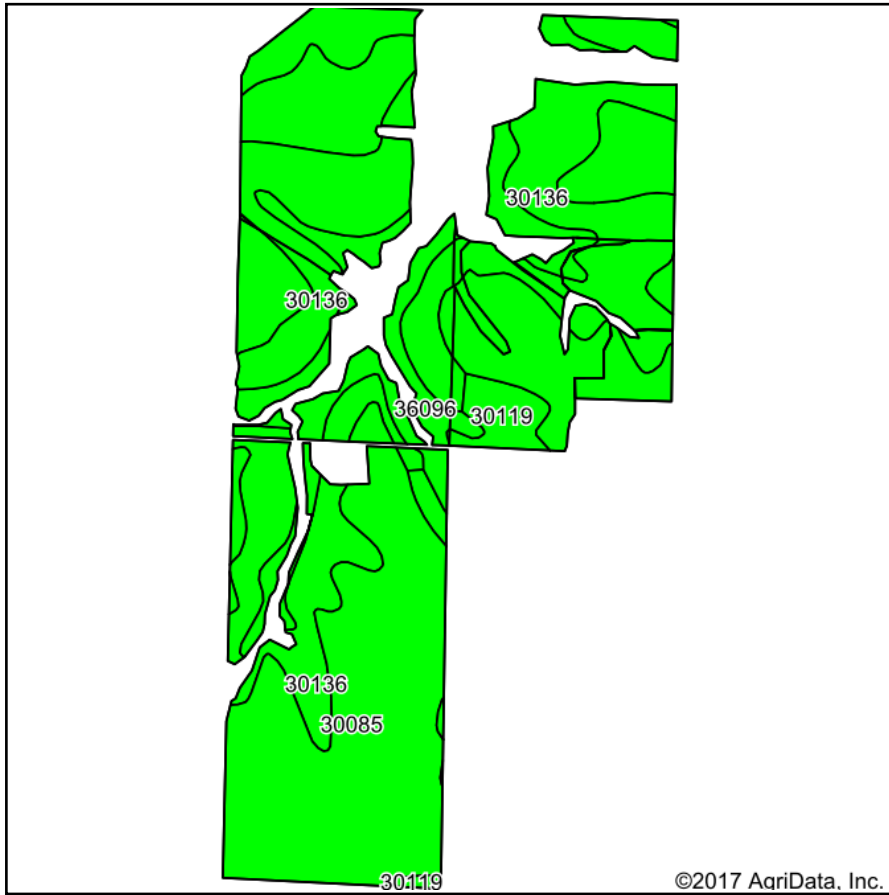


**27-58N-29W**  
**Daviess County**  
**Missouri**

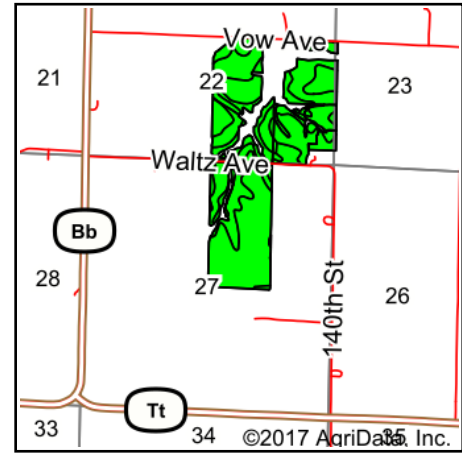


1/11/2018

# Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Daviess**  
 Location: **27-58N-29W**  
 Township: **Colfax**  
 Acres: **190.51**  
 Date: **1/11/2018**



Maps Provided By:



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## Area Symbol: MO061, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
30085	Grundy silt loam, 2 to 5 percent slopes	92.67	48.6%		Ile	70	70	49
30136	Lamoni loam, 5 to 9 percent slopes	72.41	38.0%		IIle	57	50	45
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	19.42	10.2%		IIIw	76	76	34
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	6.01	3.2%		IIle	49	44	33
<b>Weighted Average</b>						<b>65</b>	<b>62.2</b>	<b>45.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





**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.

**Davies Co. FSA**

C=Corn-Yel-GR; SB=Soybn-Com-GR;  
 HRW=Wheat-HRW-GR; SRW=Wheat-SRW-GR;  
 Milo=Sorgh-GRS-GR;  
 H=MIXFG-IGS-FG; P=MIXFG-IGS-GZ  
 Alf=Alfalfa-FG; LS=MIXFG-IGS-LS  
 All fields are Non Irrigated  
 For other Crops include-Crop-Type-Use

1:4,340

**Program Year: 2018**

Created: 11/16/2017

Flown: 2014-07-04

- clu
- crp
- plss

**Farm 3400  
Tract 201**





See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

**Operator Name** : RYAN MCQUINN FARMS INC  
**Farms Associated with Operator** : 29-061-1052, 29-061-3400, 29-063-5356, 29-063-5358, 29-075-5797, 29-075-6195, 29-075-6245, 29-075-6270, 29-075-6271, 29-147-8603, 29-147-8610  
**CRP Contract Number(s)** : None

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
235.13	190.51	190.51	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	190.51	0.00		0.00		0.00	0.00	

**Crop Election Choice**

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

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	70.40	0.00	0	89	
Soybeans	0.90	0.00	0	28	
<b>TOTAL</b>	<b>71.30</b>	<b>0.00</b>			

**NOTES**

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**Tract Number** : 201  
**Description** : C12 S22-T58-R29  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : MOCTLDBTPT LLC  
**Other Producers** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.76	116.36	116.36	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	116.36	0.00	0.00	0.00	0.00	

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

**NOTES**

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**Wetland Determination Identifiers**

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**Davies Co. FSA**

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 HRW=Wheat-HRW-GR; SRW=Wheat-SRW-GR;  
 Milo=Sorgh-GRS-GR;  
 H=MIXFG-IGS-FG; P=MIXFG-IGS-GZ  
 Alf=Alfalfa-FG; LS=MIXFG-IGS-LS  
 All fields are Non Irrigated  
 For other Crops include-Crop-Type-Use

1:3,940

**Program Year: 2018**

Created: 11/16/2017

Flown: 2014-07-04

- clu
- crp
- plss

**Farm 3400  
Tract 210**





**Abbreviated 156 Farm Record**

**Tract Number** : 210  
**Description** : C12 S27,-T58-R29  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : MOCTLDBTPT LLC  
**Other Producers** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.37	74.15	74.15	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	74.15	0.00	0.00	0.00	0.00	

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	70.40	0.00	0	89
Soybeans	0.90	0.00	0	28
<b>TOTAL</b>	<b>71.30</b>	<b>0.00</b>		

**NOTES**

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**WALTZ AVE.**

**140TH ST.**



**CAMERON**

**WINSTON**

**HWY 69**

**US HWY 35**

**HWY J**



**235 AC.**