

Asking
Price:

\$720,000

LISTING
#14012

NW Chen Lane
Trenton, MO 64683

GRUNDY COUNTY, MO 320 Acres M/L For Sale

Presenting 320 acres in Grundy County, Missouri. Located just west of Trenton lies this beautiful and diverse combination farm. The property contains 195.27 acres of cropland, of which 88.60 acres m/l are enrolled in CRP with an annual payment of \$10,957 expiring in September of 2022. The northeastern portion of the farm has a large solid block of hardwood timber including walnut, oak, hickory, maple and elm to name a few. There are numerous wildlife trails throughout the timber that indicate a healthy population of whitetail deer and wild turkey. This large contiguous track has tons of potential for both recreation and farming income given the correct management plan. There are access points from both NW Chen Lane on the south side of the property and Leisure Lake from the north. Included with this property is a lot on Leisure Lake providing access to utilities. The property also has a 75' x 50' Morton building with attached 25' open front lean-to. The Morton building is perfect for machinery storage and also has electric service. This farm is located in sections 8 and 9 of Madison Township in Grundy County, MO.

Details:

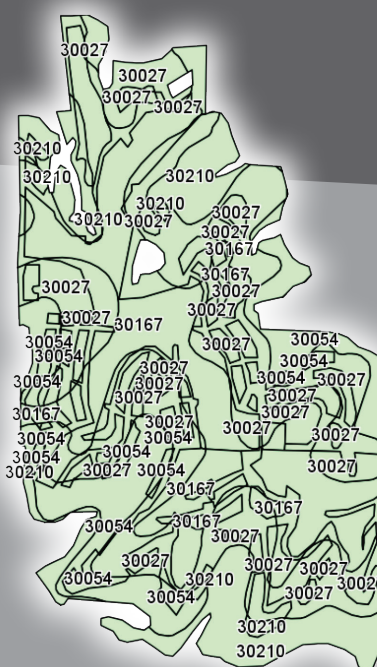
Listing #: 14012
Acres: 320.00 M/L
Price: \$720,000
Price/Acre: \$2,250
County: Grundy, MO
Cropland: 195.27 Acres
CRP: 88.60 Acres



Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Non-Irr Class	NCCPI Overall
30027	Armstrong clay loam	82.10	42.0%	VIe	55
30167	Pershing silt loam	58.12	29.8%	IIe	76
30054	Gara clay loam	27.58	14.1%	IVe	55
30210	Vanmeter flaggy silty clay loam	27.50	14.1%	VIIe	33
Weighted Average					58.2

For More Information: Listing #14012, PeoplesCompany.com



FARM DETAILS: Farm #5914
FSA Farmland: 317.51 Acres
FSA Cropland: 195.27 Acres
Wheat Base: 14.70 Acres, PLC Yield of 40
Corn Base: 25.20 Acres, PLC Yield of 91
Grain Sorghum: 6.10 Acres, PLC Yield of 79
Soybeans: 60.40 Acres, PLC Yield of 35

DIRECTIONS: From Trenton, MO take Highway 6 west to highway 146. Go north on Highway 146 to Highway 190. Take Highway 190 west to NW Chen Lane. Take NW Chen Lane north to property.



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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.