



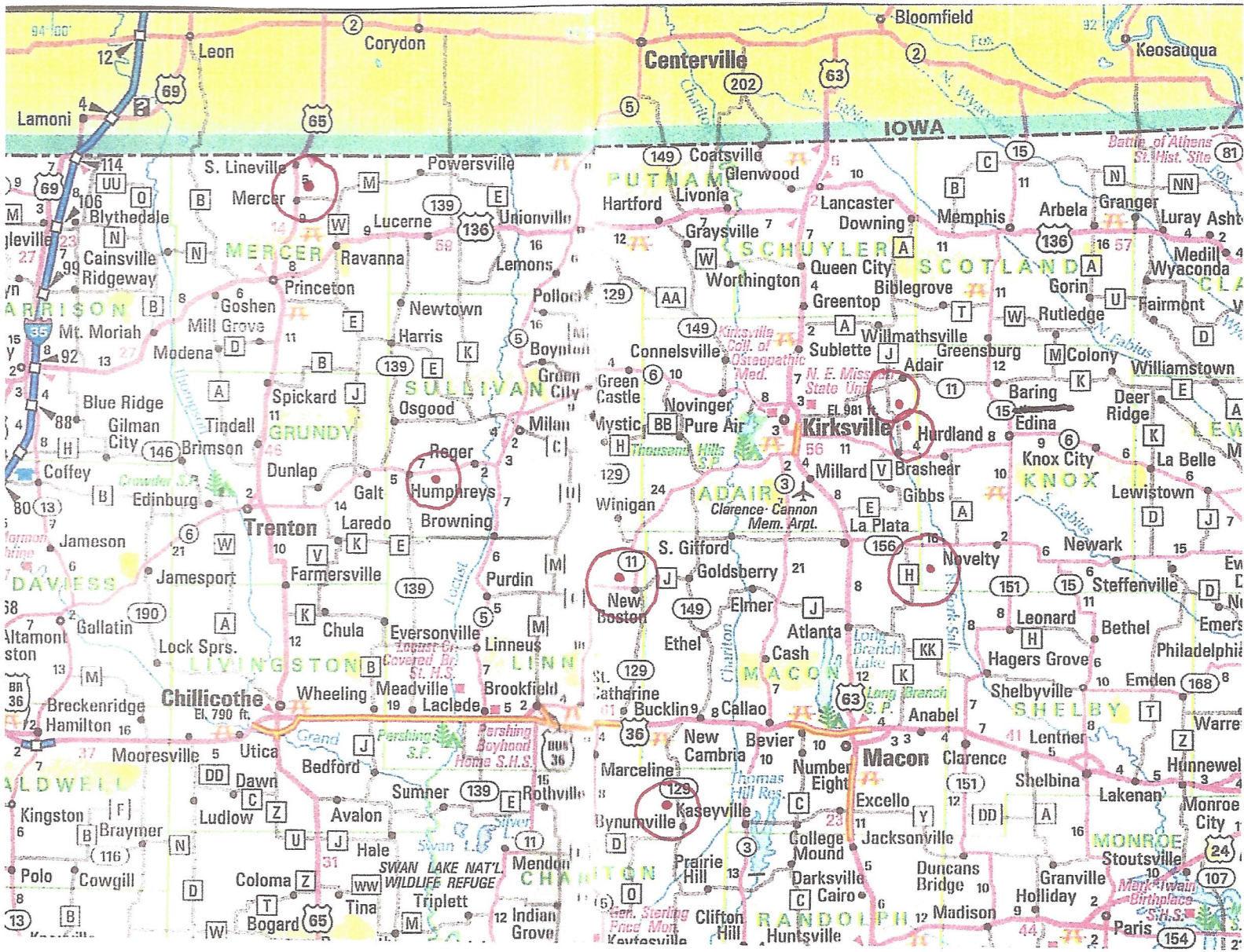
P.O. Box 700

Maquoketa, IA 52060

1,395 Acres

(N. Central Missouri)

Oen Trust



## Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700  
Maquoketa, IA 52060



**RLI** Farm & Ranch  
REALTORS LAND INSTITUTE

# LAND FOR SALE

<i>TOTAL ACRES</i>	1,395 M/L
<i>PRICE</i>	\$5,231,250.
<i>Price Per Acre</i>	\$3,750.
<i>Owner</i>	Myron Oen Trust & Wilma Oen Trust
<i>Operator</i>	Various per Farm
<i>County &amp; State</i>	Mercer Co., Sullivan Co., Linn Co., Chariton Co. Adair Co., Knox Co., MO
<i>Location</i>	Various in North Central MO
<i>Possession Date</i>	TBD
<i>Drainage Info</i>	Improved to Natural
<i>Average Productivity</i>	
<i>Taxable Acres</i>	1,395
<i>Net RE Taxes</i>	\$3,658.22      \$2.62 p/A Ave.
<i>Taxes Payable In</i>	Current Year
<i>Topography</i>	Level to Rolling

TO CONTACT LISTING AGENT

Call: Dave Hueneke  
Cell: 815-291-6550  
Email: daveiowafarmland@gmail.com

LEGAL DESCRIPTION (abbreviated)

Various – See enclosed Maps

COMMENTS & BUILDING INFORMATION

No Buildings

## F.S.A. INFORMATION

Farmland	1,390.8
Crop Acres	1,182.49
CRP Acres	0
Wheat Base	24.53
Wheat Yield	See FSA Doc.
Corn Base	416.97
Corn Yield	See FSA Doc.
Soybean Base	262.6
Soybean Yield	See FSA Doc.

## APPROX. BREAKDOWN OF ACRES

Total Acres	1,390.8
Tillable Acres	1,182.49
CRP Acres	0
Farmstead	0
Roads	Hard Surface Gravel
Waterways	Limited
Timber	Small acreages on various Farms
Pasture	N/A

LEASE/FSA INFORMATION

See following enclosed pages for FSA/Lease info.

\* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.

	FSA Farmland	Crop Acres	CRP	Corn Base	Corn Yield	Soybean Base	Soybean Yield	Wheat/ Oats Base
<b>Mercer</b>								
#2784	177.3	162.11	0	153	91	5.7	46	W 2.3
<b>Sullivan</b>								
#3660	351.99	316.02	0	150.93	95	151.17	41	0
<b>Linn</b>								
#3385	242.59	176.61	0	0	0	47.6	27	0
<b>Chariton</b>								
#6604	80.01	65.25	0	0	0	7.7	31	0
<b>Adair</b>								
#2964	196.57	170.24	0	34.7	118	34.8	36	W 6.6 O 10.8
#3831	261.29	212.38	0	47.1	87	0	0	0
<b>Knox</b>								
#3211	81.05	79.88	0	31.24	121	15.63	34	W 15.63
<b>Total:</b>	<b>1,390.80</b>	<b>1,182.49</b>	<b>0</b>	<b>416.97</b>		<b>262.6</b>		<b>Wh 24.53 Oats 10.8</b>

	Real Estate Taxes	Per Acre Est.	
<b>Mercer</b>			
180/#2784	908.61	5.05	
<b>Sullivan</b>			
355/#3660	837.63	2.36	
<b>Linn</b>			
240/#3385	406.38	1.69	
<b>Chariton</b>			
80/#6604	157.4	1.97	
<b>Adair</b>			
200/#2964	461.33	2.31	
260/#3831	634.11	2.44	
<b>Knox</b>			
80/#3211	252.76	3.16	
			<b>MO Tax Total: 3,658.22</b>

\* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.

**Myron and Wilma Oen Farms**

**2020 Cash Flow**

<b>March 1st - Farm Rent</b>		<b>Tenant</b>						<b>Total</b>
355/308	Sullivan Co., MO	Porter Farms	Thru	2022	\$150	\$ 46,200		
180/167	Mercer Co., MO	Porter Farms	Thru	2022	\$150	\$ 25,050		
240/160	Linn Co., MO	Porter Farms	Thru	2022	\$150	\$ 24,000		
80/65	Chariton Co., MO	Kurt Fischer	Thru	2020	\$115	\$ 7,475		
						<b>Total</b>		<b>\$102,725</b>
<b>April 1st - Farm Rent</b>								
80/77	Knox Co., MO	Schrage Farms	Thru	2020	\$180	\$ 13,860		
260/232	Adair Co., MO	Schrage Farms	Thru	2020	\$180	\$ 41,760		
200/170	Adair Co., MO	Schrage Farms	Thru	2020	\$180	\$ 30,600		
						<b>Total</b>		<b>\$86,220</b>

**Total Gross Farm Income      \$188,945**

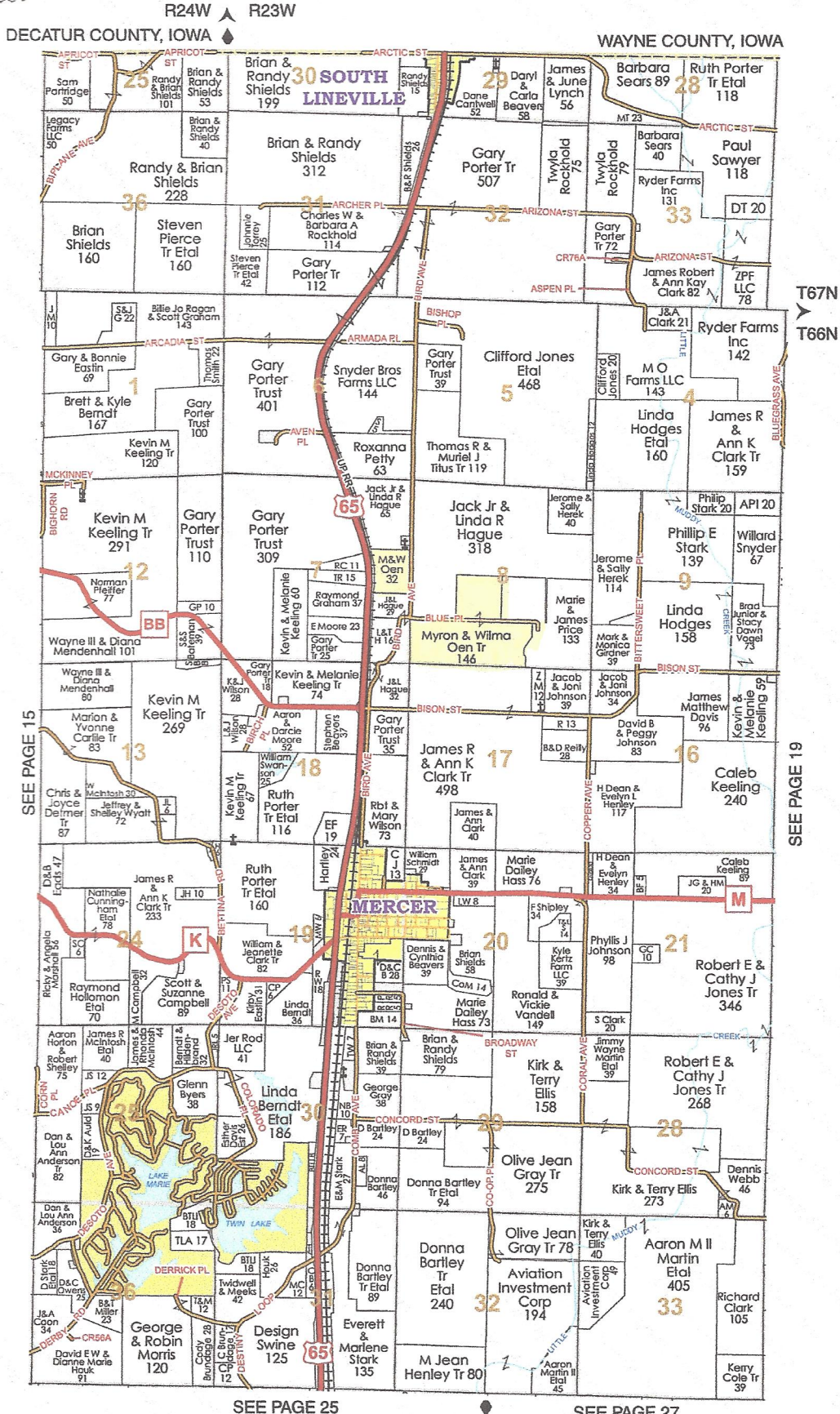


# Marion (E)

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*Mercer*

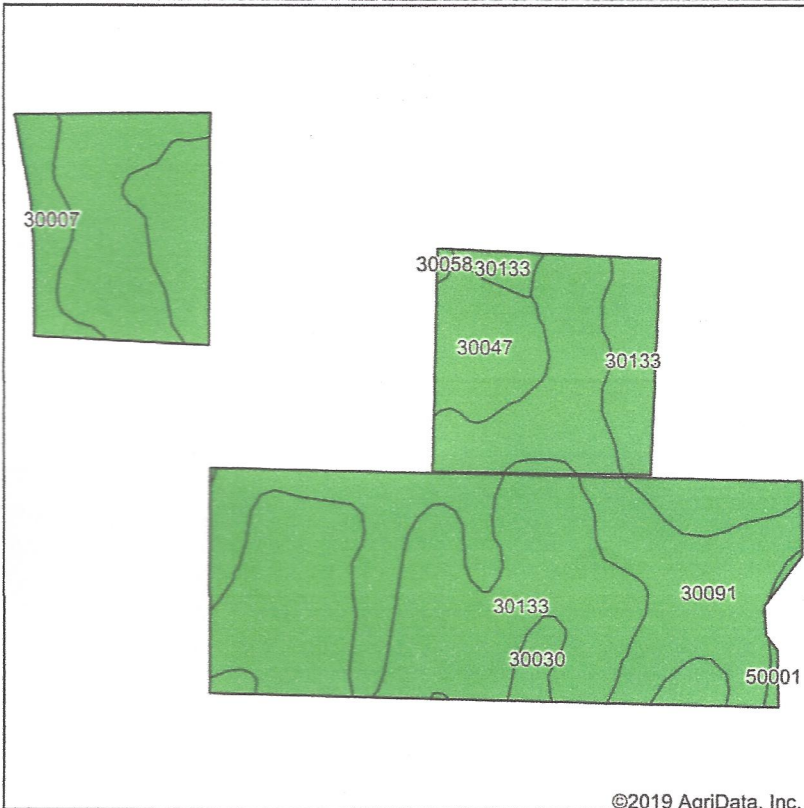
# Townships 66N & 67N Ranges 23W & 24W



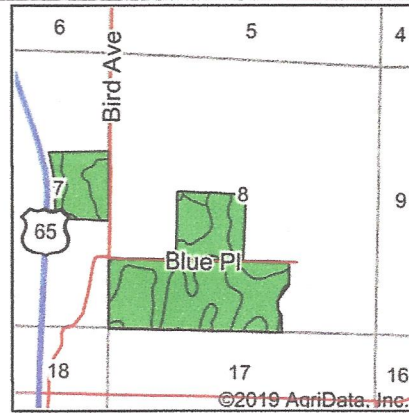
SEE PAGE 25

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# Soils Map



Soils data provided by USDA and NRCS.






State: **Missouri**  
 County: **Mercer**  
 Location: **8-66N-23W**  
 Township: **Marion**  
 Acres: **177.67**  
 Date: **1/28/2020**



Area Symbol: MO129, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Soybeans	Tall fescue	Warm season grasses	Winter wheat	Com	Grain sorghum	Orchardgrass red clover	Common bermudagrass	Caucasian bluestem	Alfaifa hay	*n NCCPI Soybeans
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	75.47	42.5%	<span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span>	Ile											67
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	71.14	40.0%	<span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span>	IIle											50
30047	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	20.26	11.4%	<span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span>	IVw											38
30007	Adair loam, 5 to 9 percent slopes, eroded	6.27	3.5%	<span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span>	IIle		7	8				8	7	8	5	46

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Soybeans	Tall fescue	Warm season grasses	Winter wheat	Corn	Grain sorghum	Orchardgrass red clover	Common bermudagrass	Caucasian bluestem	Alfalfa hay	*n NCCPI Soybeans
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	3.41	1.9%		Ive											38
50001	Armstrong loam, 5 to 9 percent slopes, eroded	0.76	0.4%		IIle	2	7	8	2	5	4	8	7	8	5	46
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	0.36	0.2%		VIe											41
<b>Weighted Average</b>						*-	<b>0.3</b>	<b>0.3</b>	*-	*-	*-	<b>0.3</b>	<b>0.3</b>	<b>0.3</b>	<b>0.2</b>	<b>*n 55.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



Enoch B. Morelock, appointed Sheriff by the governor in 1845, and served until Christmas week, 1847, when he was shot and killed by Patrick McIntyre, justice of the peace in Morris Township. Great excitement was caused by this killing. McIntyre was looked upon as an assassin and murderer, and was committed to jail without bail. He was indicted by the grand jury for murder in the first degree, but succeeded in obtaining a change of venue to Livingston County, where he was acquitted. Ten years later McIntyre was himself killed by an assassin at his home on the Missouri River, which was considered by many as a righteous retribution.



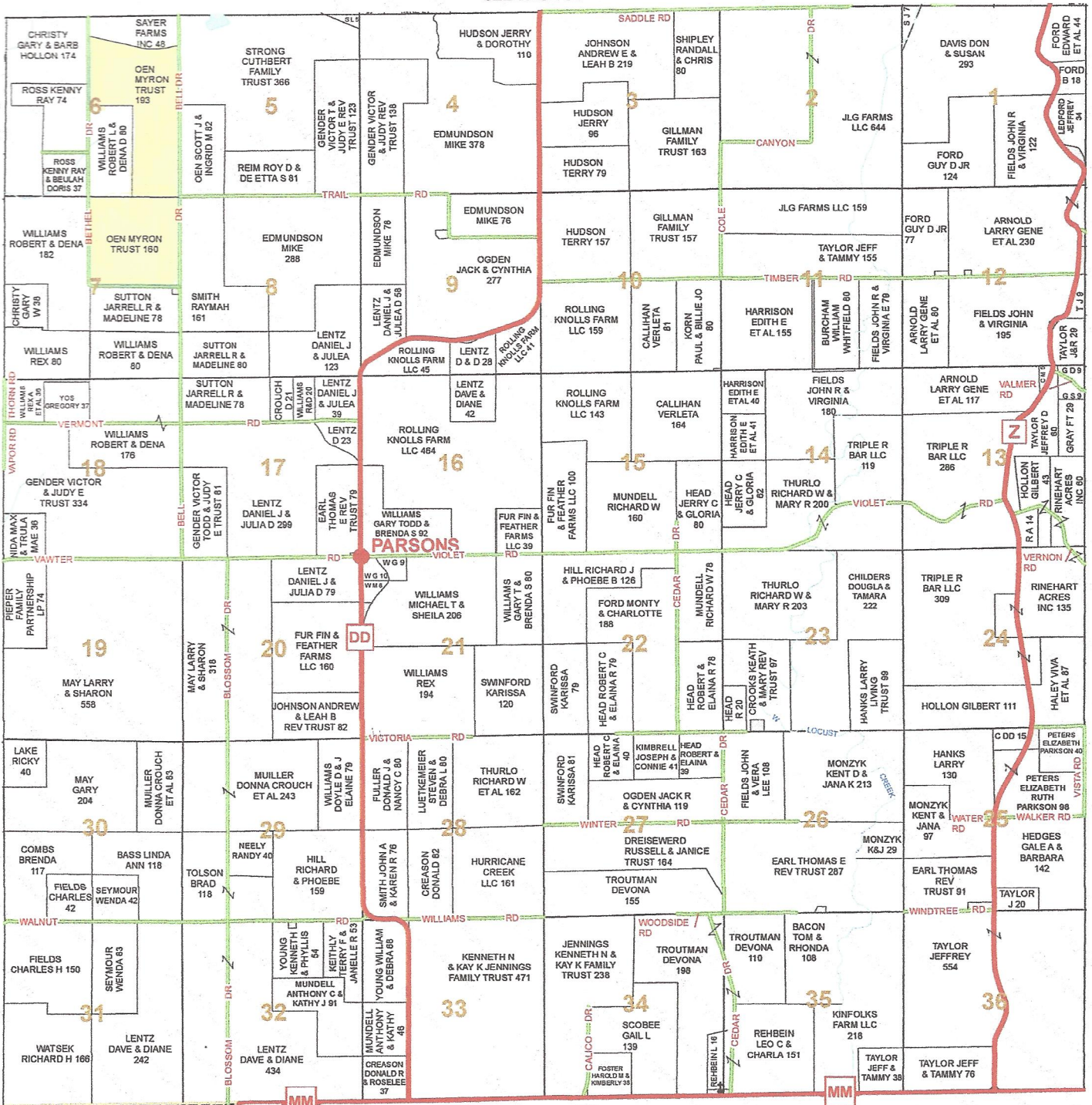
Excerpt from: History of Adair, Sullivan, Putnam and Schuyler Counties, Missouri 1888

# TOWNSHIP 61N • RANGE 21W

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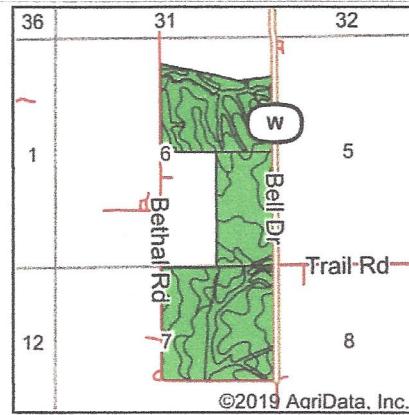
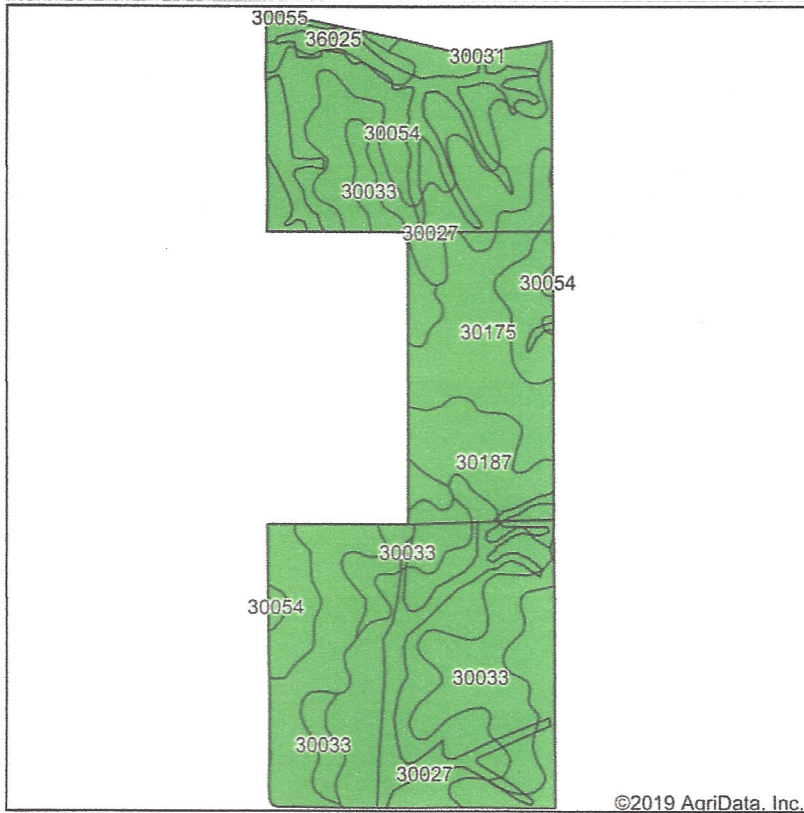
SEE PAGE 39



LINN COUNTY

SEE PAGE 43

# Soils Map



State: **Missouri**  
 County: **Sullivan**  
 Location: **6-61N-21W**  
 Township: **Taylor**  
 Acres: **351.99**  
 Date: **1/28/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: MO211, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	124.82	35.5%	■	IIle							39
30175	Pershing silty clay loam, 2 to 5 percent slopes, eroded	84.06	23.9%	■	IIle	8	2	10		7	8	51
30054	Gara clay loam, 9 to 14 percent slopes, eroded	55.84	15.9%	■	IVe							46
30033	Armstrong loam, 2 to 5 percent slopes	54.53	15.5%	■	Ile	7	8	8	5	8	7	58
30187	Rinda silty clay loam, 3 to 9 percent slopes, eroded	22.91	6.5%	■	IVe	8	2	10		7	8	41
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	8.09	2.3%	■	IIIw	8	9	9	6	7	7	42
30055	Gara clay loam, 9 to 14 percent slopes, severely eroded	1.50	0.4%	■	IVe							32
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	0.24	0.1%	■	IVe							24
<b>Weighted Average</b>						<b>3.7</b>	<b>2.1</b>	<b>4.5</b>	<b>0.9</b>	<b>3.5</b>	<b>3.7</b>	<b>*n 46.1</b>

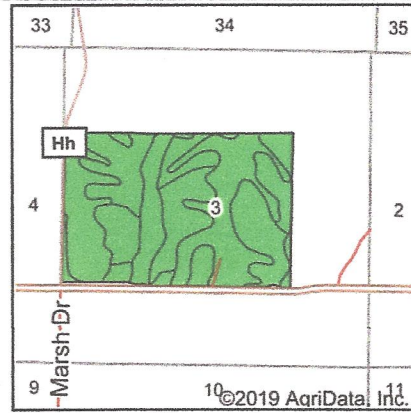
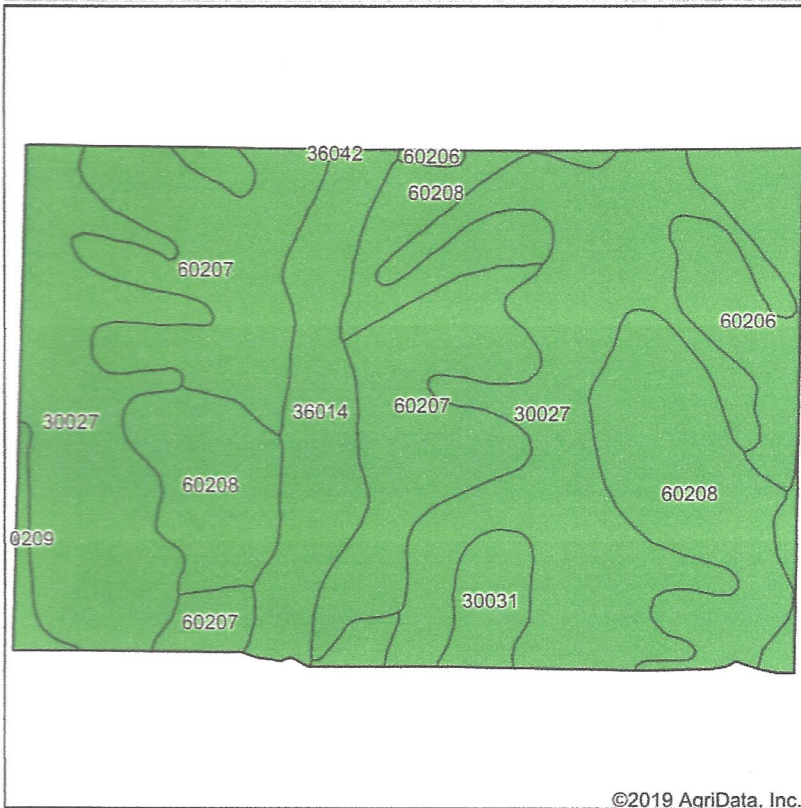
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

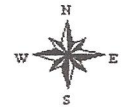
Soils data provided by USDA and NRCS.



# Soils Map



State: **Missouri**  
 County: **Linn**  
 Location: **3-59N-18W**  
 Township: **Baker**  
 Acres: **235.72**  
 Date: **1/28/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: MO115, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	Caucasian bluestem	Alfalfa hay	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	87.59	37.2%		IIIe							39
60207	Purdin clay loam, 14 to 20 percent slopes, severely eroded	52.09	22.1%		IVe	7	8	7	8	8	5	33
60208	Purdin clay loam, 9 to 14 percent slopes, severely eroded	49.53	21.0%		IVe	7	8	7	8	8	5	37
36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	22.03	9.3%		IIIw	8	8	8	9			53
60206	Purdin clay loam, 14 to 20 percent slopes, eroded	16.39	7.0%		IVe	7	8	7	8	8	5	41
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	5.71	2.4%		VIe							24
60209	Purdin loam, 9 to 14 percent slopes, eroded	2.38	1.0%		IVe	7	8	7	8	8	5	49
<b>Weighted Average</b>						<b>4.3</b>	<b>4.8</b>	<b>4.3</b>	<b>4.9</b>	<b>4.1</b>	<b>2.6</b>	<b>*n 38.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Bank of New Cambria

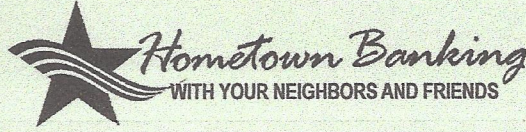
## New Cambria & Bevier

200 S. Main Street  
New Cambria, MO 63558  
660-226-5211

www.banknewcambria.com

1003 State Highway C  
Bevier, MO 63532  
660-773-5211

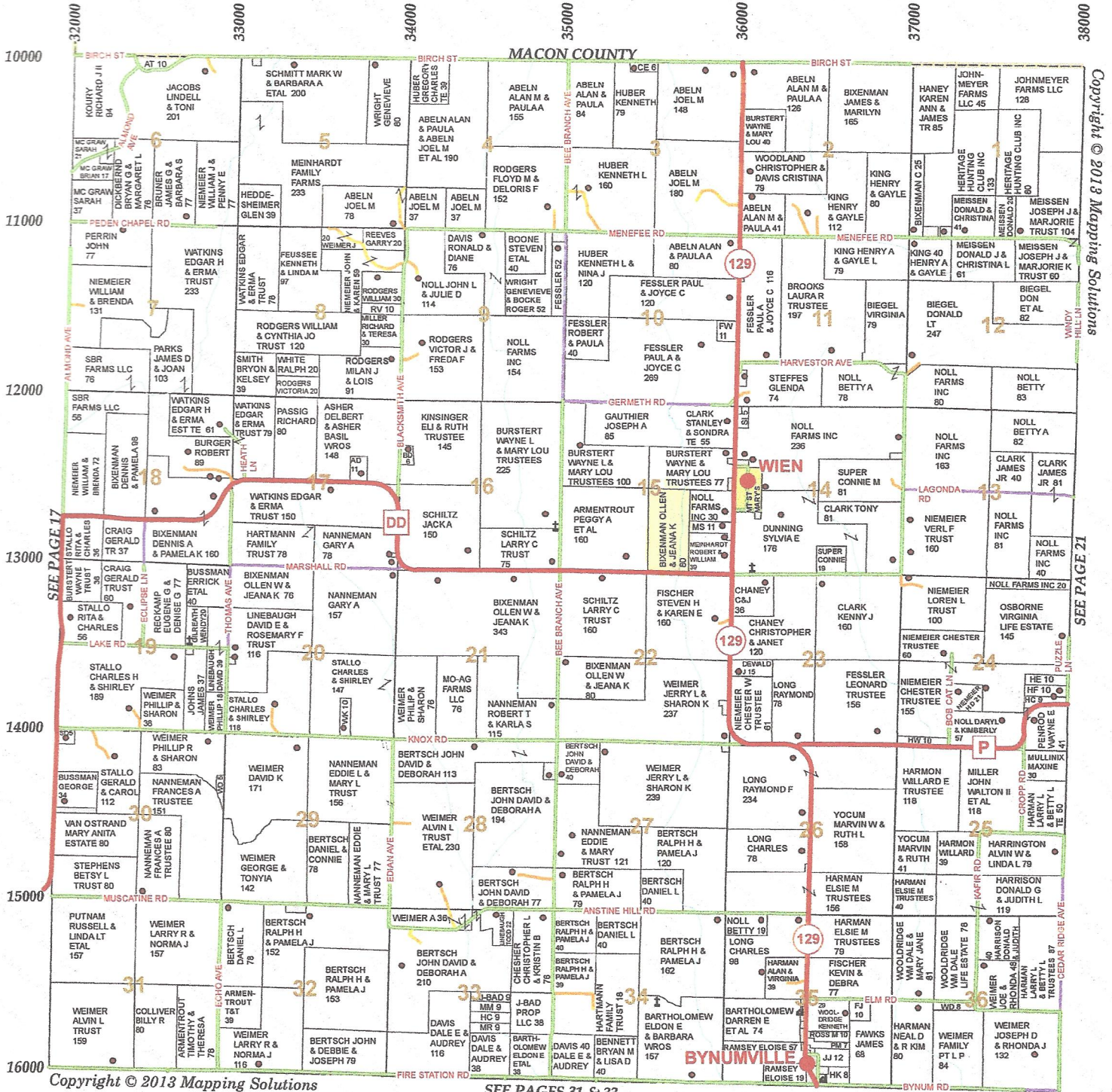
Member  
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West Part BEE BRANCH PT

### TOWNSHIP 56N • RANGE 17W



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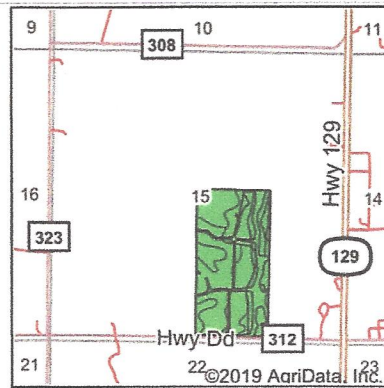
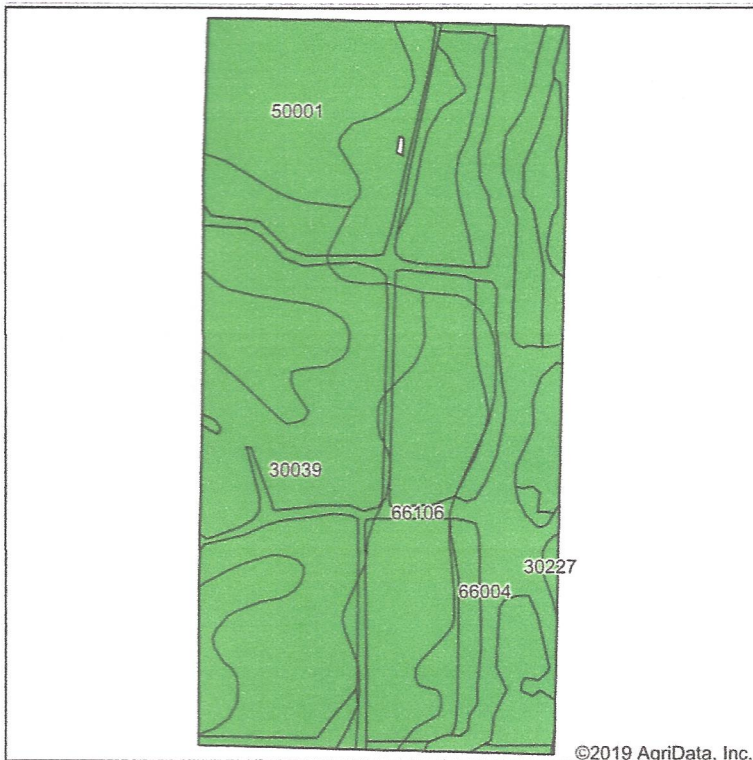
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### Soils Map



State: **Missouri**  
 County: **Chariton**  
 Location: **15-56N-17W**  
 Township: **Bee Branch**  
 Acres: **79.98**  
 Date: **1/23/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: MO041, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	Grain sorghum	Soybeans	Winter wheat	*n NCCPI Soybeans	
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	30.10	37.6%		Illw	5	8		10			9	8	4	1	2	46
30039	Armstrong loam, 9 to 14 percent slopes, eroded	23.16	29.0%		Ive												42
50001	Armstrong loam, 5 to 9 percent slopes, eroded	15.05	18.8%		Ive												45
66106	Speed silt loam, 0 to 2 percent slopes, occasionally flooded	11.42	14.3%		Ilw		7		9			8	7				82
30227	Winnegan loam, 9 to 30 percent slopes	0.25	0.3%		Vle		7	8	8	5		8	7				45
<b>Weighted Average</b>						<b>1.9</b>	<b>4</b>	<b>*</b>	<b>5.1</b>	<b>*</b>	<b>4.6</b>	<b>4</b>	<b>1.5</b>	<b>0.4</b>	<b>0.8</b>	<b>*n 49.8</b>	

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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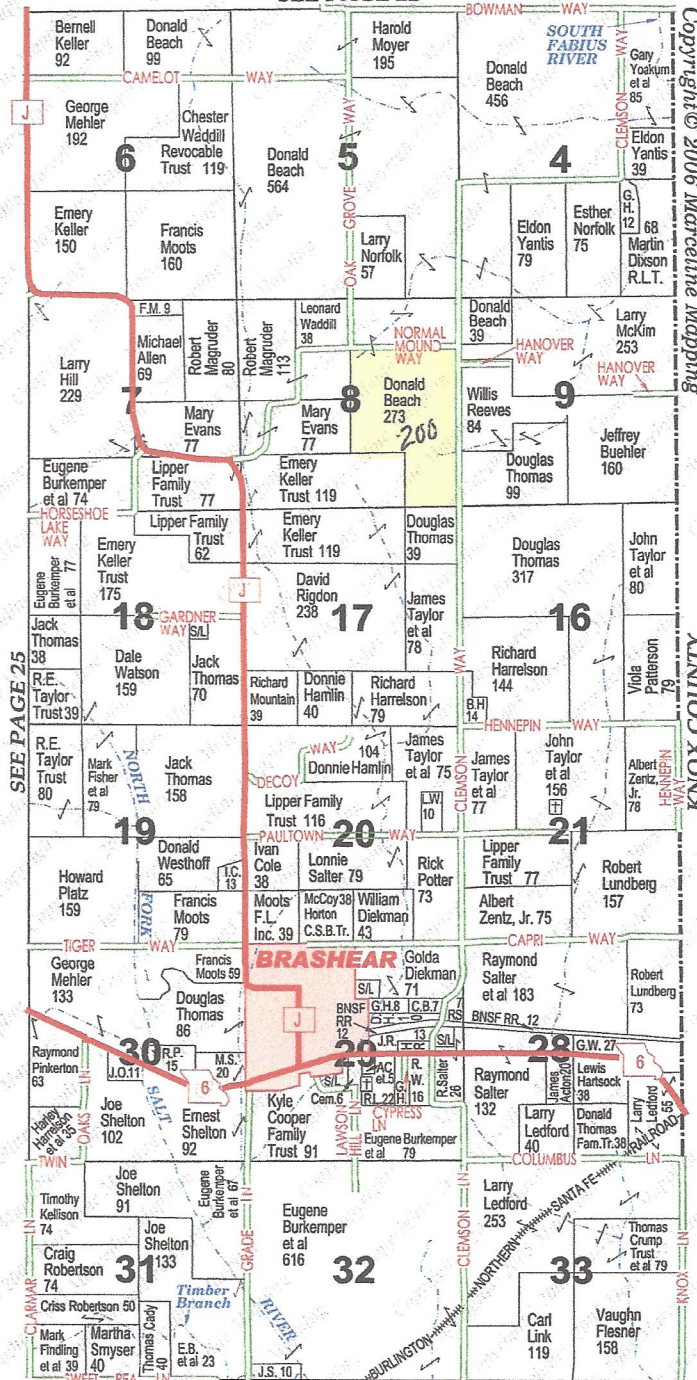
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## TOWNSHIP 62N • RANGE 13W

SALT RIVER P.T.

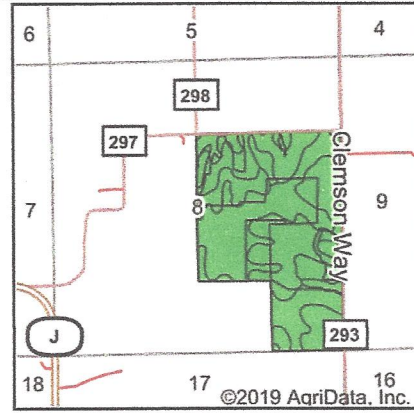
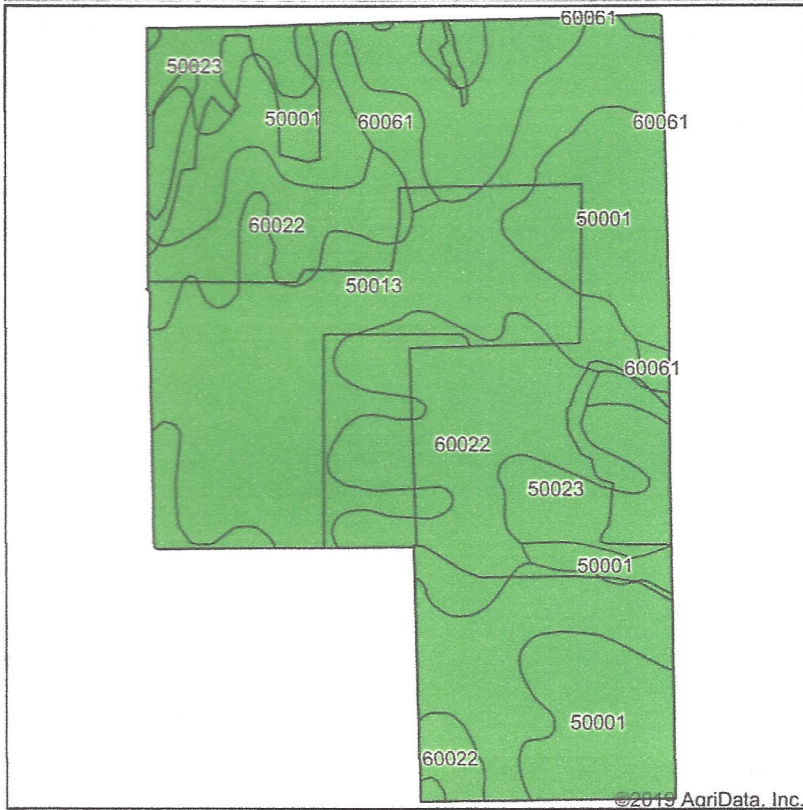
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# Soils Map



State: **Missouri**  
 County: **Adair**  
 Location: **8-62N-13W**  
 Township: **Salt River**  
 Acres: **196.56**  
 Date: **1/23/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: MO001, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
50013	Adco silt loam, 1 to 3 percent slopes	70.20	35.7%	■	Ile							49
50001	Armstrong loam, 5 to 9 percent slopes, eroded	57.57	29.3%	■	IVe							45
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	45.83	23.3%	■	IIIe							48
50023	Gara fine sandy loam, 14 to 20 percent slopes, eroded	18.30	9.3%	■	VIe	7	8	7	7	7	8	48
60061	Bevier silty clay loam, 3 to 8 percent slopes	4.66	2.4%	■	IIIe							56
<b>Weighted Average</b>						<b>0.7</b>	<b>0.7</b>	<b>0.7</b>	<b>0.7</b>	<b>0.7</b>	<b>0.7</b>	<b>*n 47.7</b>

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

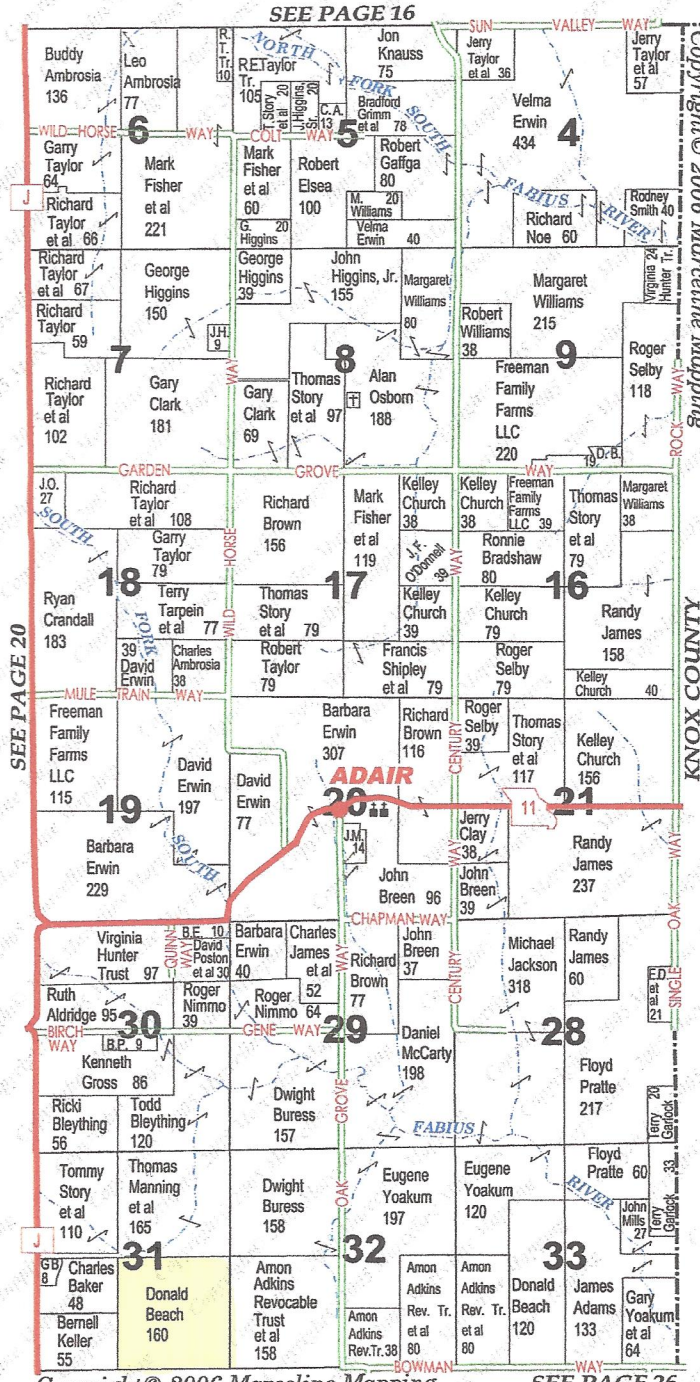
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# TOWNSHIP 63N • RANGE 13W

CLAY P.T.



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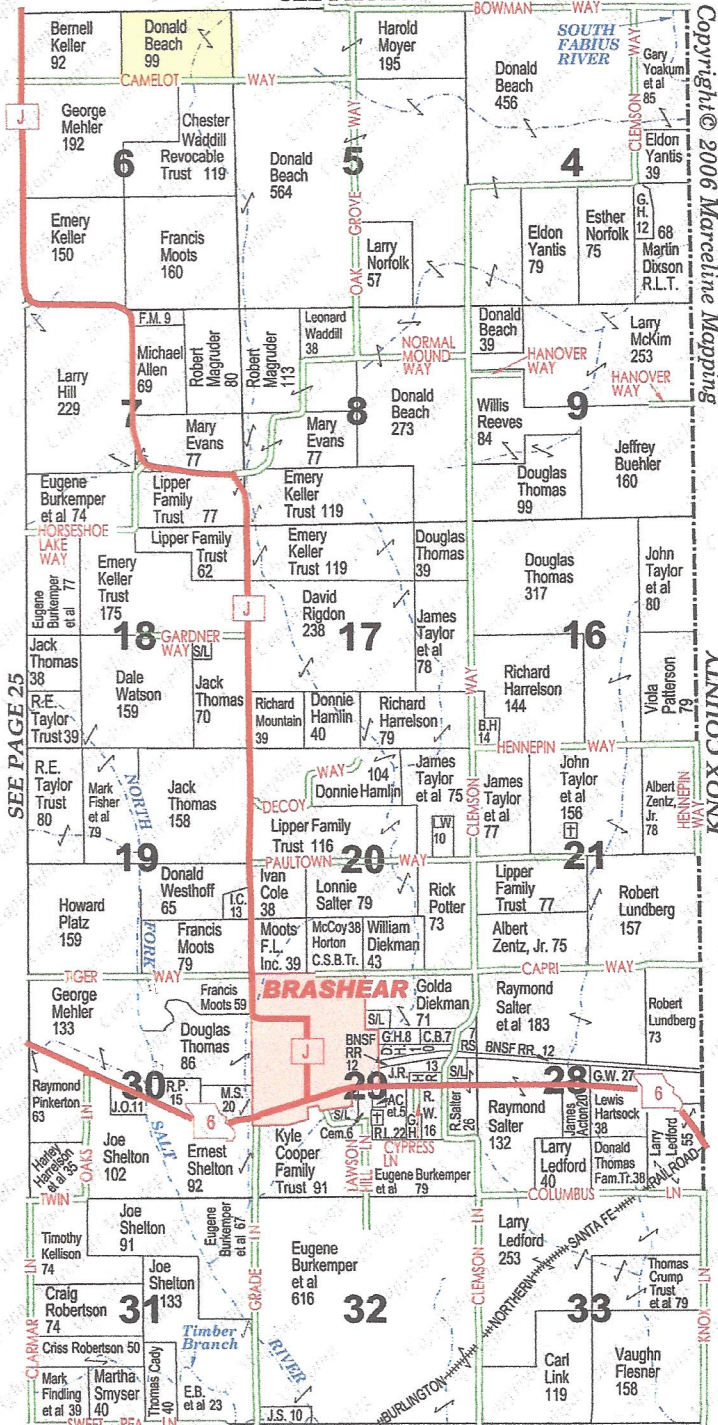
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## TOWNSHIP 62N • RANGE 13W

SALT RIVER P.T.

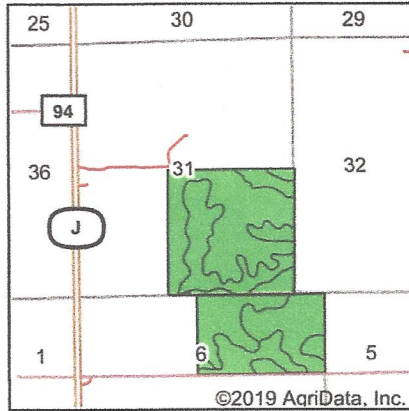
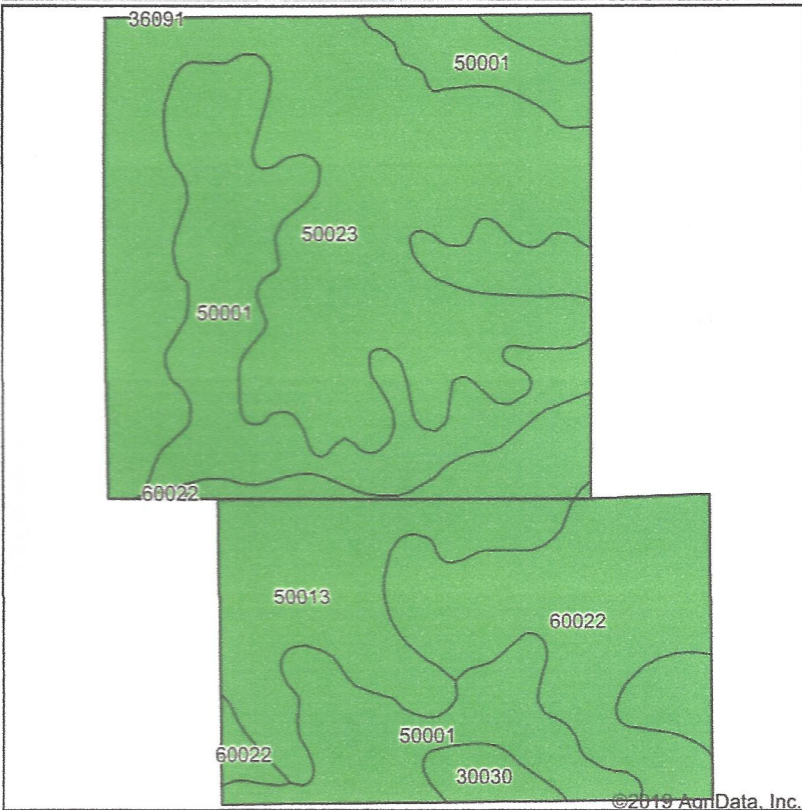
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# Soils Map



State: **Missouri**  
 County: **Adair**  
 Location: **31-63N-13W**  
 Township: **Clay**  
 Acres: **259.16**  
 Date: **1/28/2020**



Soils data provided by USDA and NRCS.

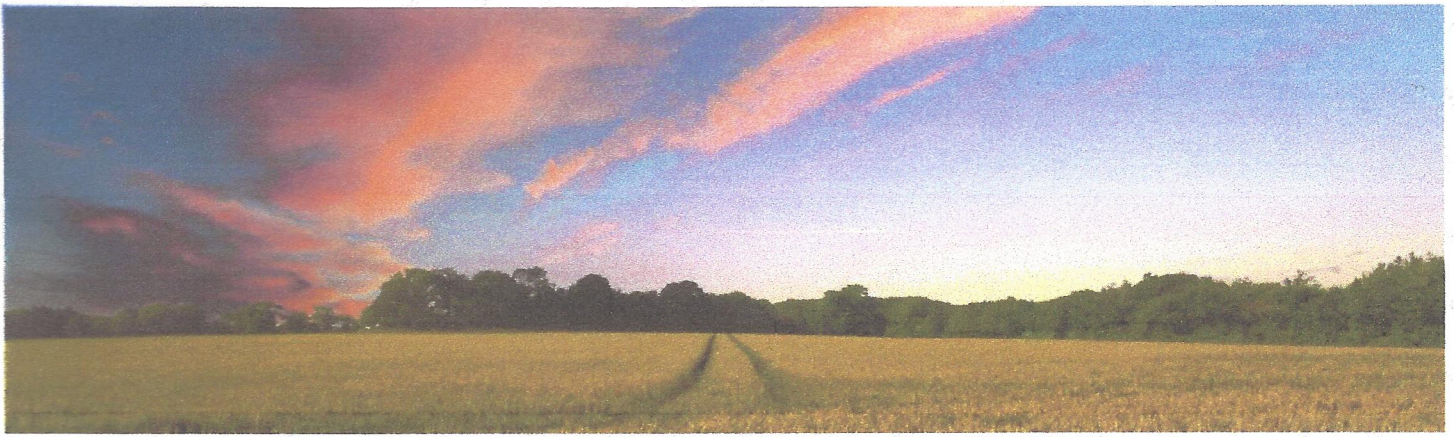
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Area Symbol: MO001, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
50023	Gara fine sandy loam, 14 to 20 percent slopes, eroded	94.50	36.5%	■	Vle	7	8	7	7	7	8	48
50001	Armstrong loam, 5 to 9 percent slopes, eroded	75.57	29.2%	■	IVe							45
50013	Adco silt loam, 1 to 3 percent slopes	45.69	17.6%	■	Ile							49
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	39.50	15.2%	■	IIle							48
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	3.90	1.5%	■	IVe							38
<b>Weighted Average</b>						<b>2.6</b>	<b>2.9</b>	<b>2.6</b>	<b>2.6</b>	<b>2.6</b>	<b>2.9</b>	<b>*n 47.2</b>

\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



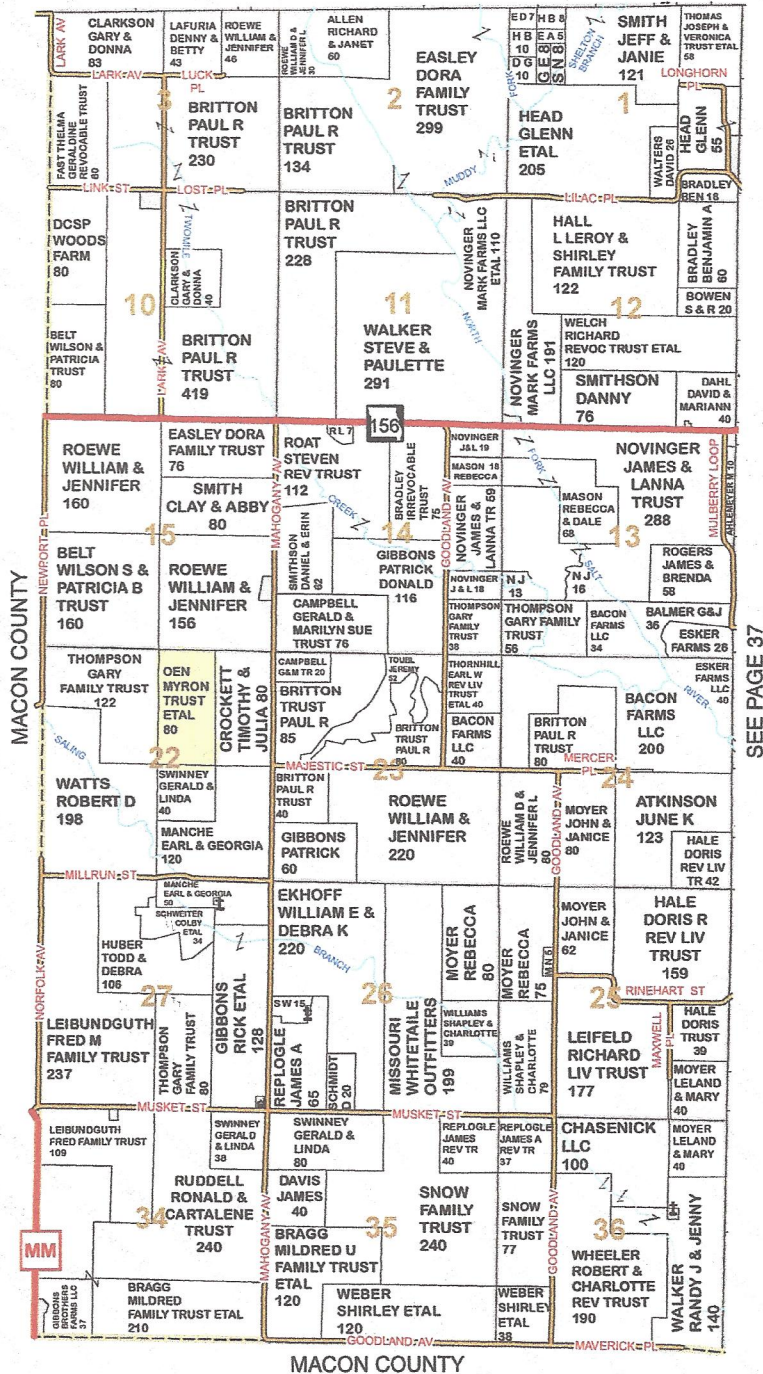
Salt River (W)  
Knox

Township 60N - Range 13W

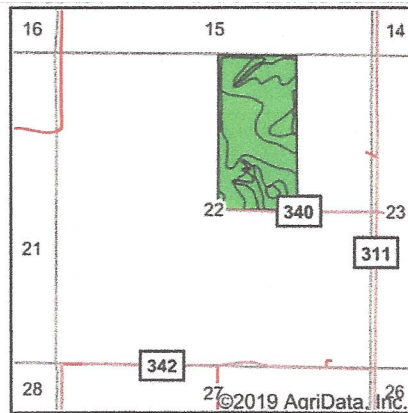
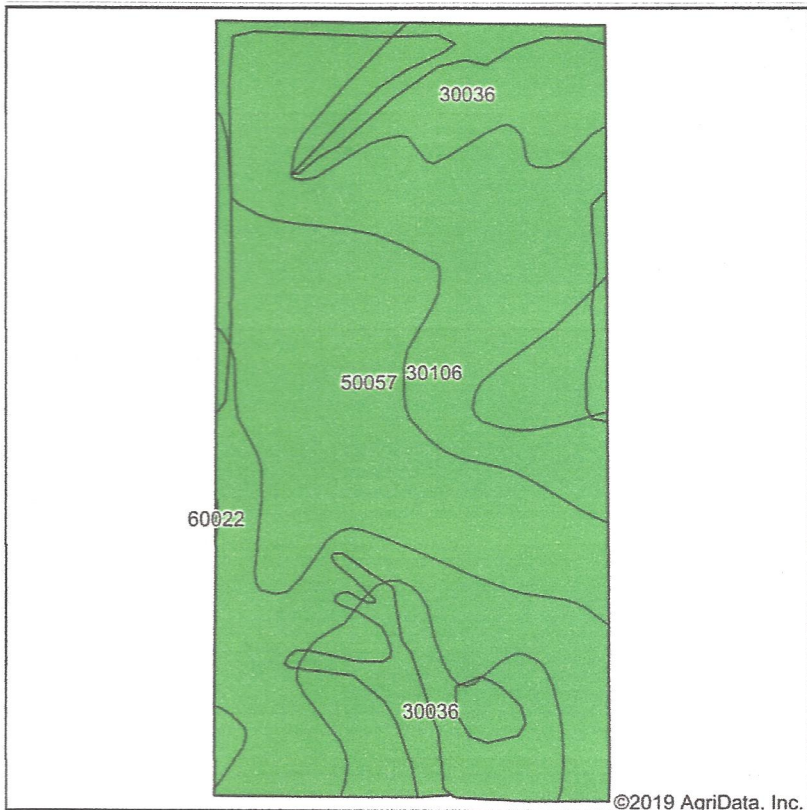
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# Soils Map



State: **Missouri**  
 County: **Knox**  
 Location: **22-60N-13W**  
 Township: **Salt River**  
 Acres: **80.1**  
 Date: **1/22/2020**



Area Symbol: MO103, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	*n NCCPI Soybeans	
30106	Kilwinning silt loam, 1 to 5 percent slopes	36.18	45.2%	<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	IIle	8	2	10			7	8	54
30036	Armstrong loam, 5 to 9 percent slopes	22.34	27.9%	<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	IIle	7	8	8	5		8	7	52
50057	Putnam silt loam, 1 to 3 percent slopes	21.58	26.9%	<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	IIlw								50
<b>Weighted Average</b>						<b>5.6</b>	<b>3.1</b>	<b>6.7</b>	<b>1.4</b>	<b>5.4</b>	<b>5.6</b>	<b>*n 52.4</b>	

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.