



RLI Farm & Ranch
REALTORS LAND INSTITUTE

LAND FOR SALE

<i>TOTAL ACRES</i>	617
<i>PRICE</i>	\$4,230,000.
<i>Price Per Acre</i>	\$6,856.
<i>Owner</i>	
<i>Operator</i>	
<i>County & State</i>	Saline County, Missouri
<i>Location</i>	1 mile North and 1 mile East of Emma, MO
<i>Possession Date</i>	TBD
<i>Drainage Info</i>	Natural
<i>Average Productivity</i>	Above average for the area
<i>Taxable Acres</i>	
<i>Net RE Taxes</i>	\$1,540.
<i>Taxes Payable In</i>	Current Year
<i>Topography</i>	Tillable acres mostly level

TO CONTACT LISTING AGENT

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

LEGAL DESCRIPTION (abbreviated)

60 miles E of Kansas City on
I-70
North and East of the
Emma Exit

COMMENTS & BUILDING INFORMATION

1. 4 - 30 ft grain bins
Approx. 40,000 bush. Storage
2. 5 miles of Levy
FSA value = \$1,000,000.
3. 1 - 6ft Drainage tube
2 - 24in drainage tubes
4. All available to be depreciated

LEASE/FSA INFORMATION

1. Present Lease:
3 years at \$275 p/till
= \$141,350.
2. 4 - 30 ft grain bins
.15/bu = \$6,000. Ann
3. Potential hunt lease
\$6,170.
4. Potential Total Income
\$153,520.
5. Respectable ROI

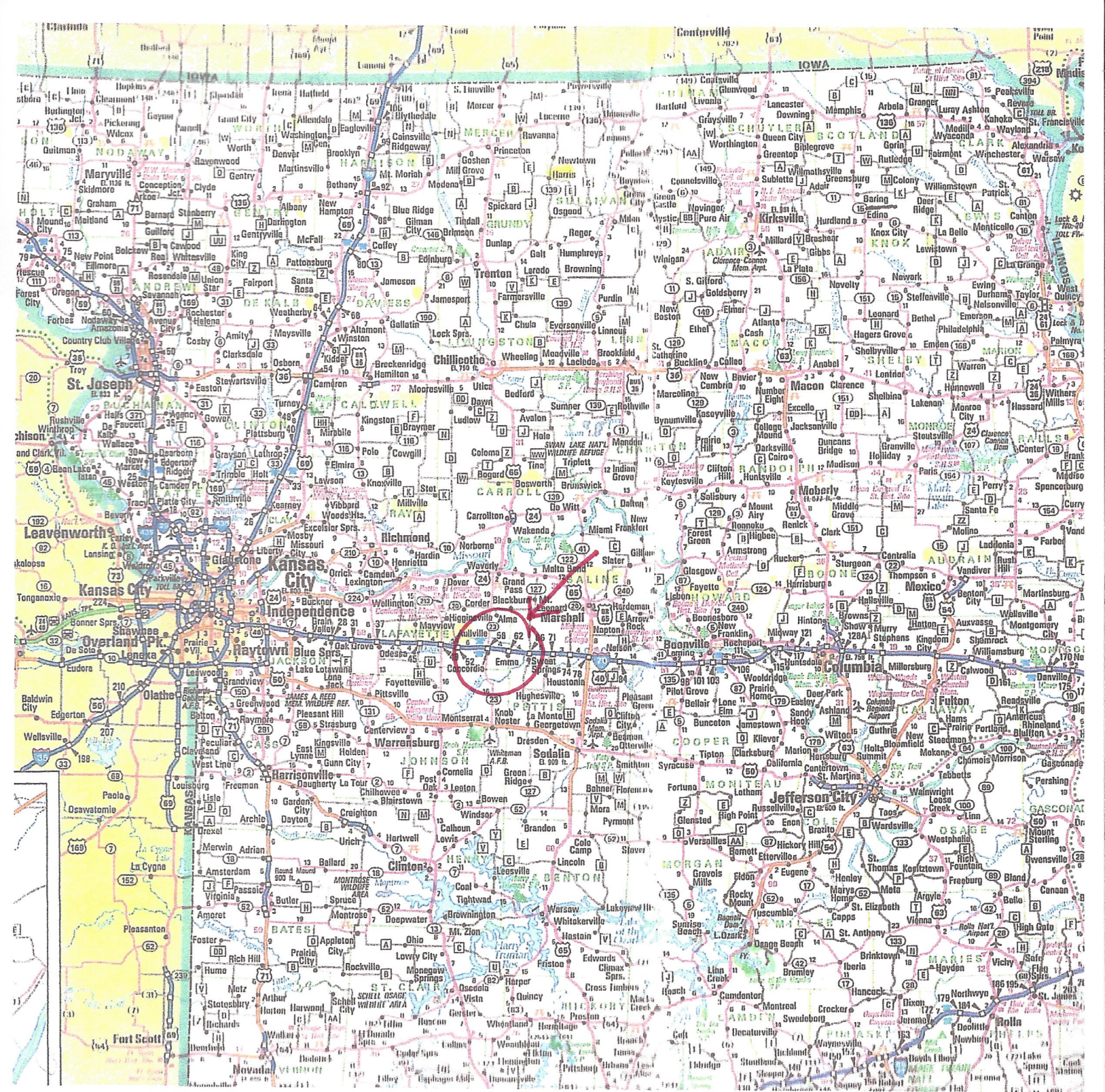
F.S.A. INFORMATION

Farmland	608.9
Crop Acres	514.13
CRP Acres	0
Wheat Base	18.7
Wheat Yield	45
Corn Base	409.9
Corn Yield	96
Soybean Base	85.5
Soybean Yield	40

APPROX. BREAKDOWN OF ACRES

Total Acres	617
Tillable Acres	514
CRP Acres	0
Farmstead	
Roads	
Waterways	
Timber	
Pasture	

* 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.



Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

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Maquoketa, IA 52060

Midwest Farmland

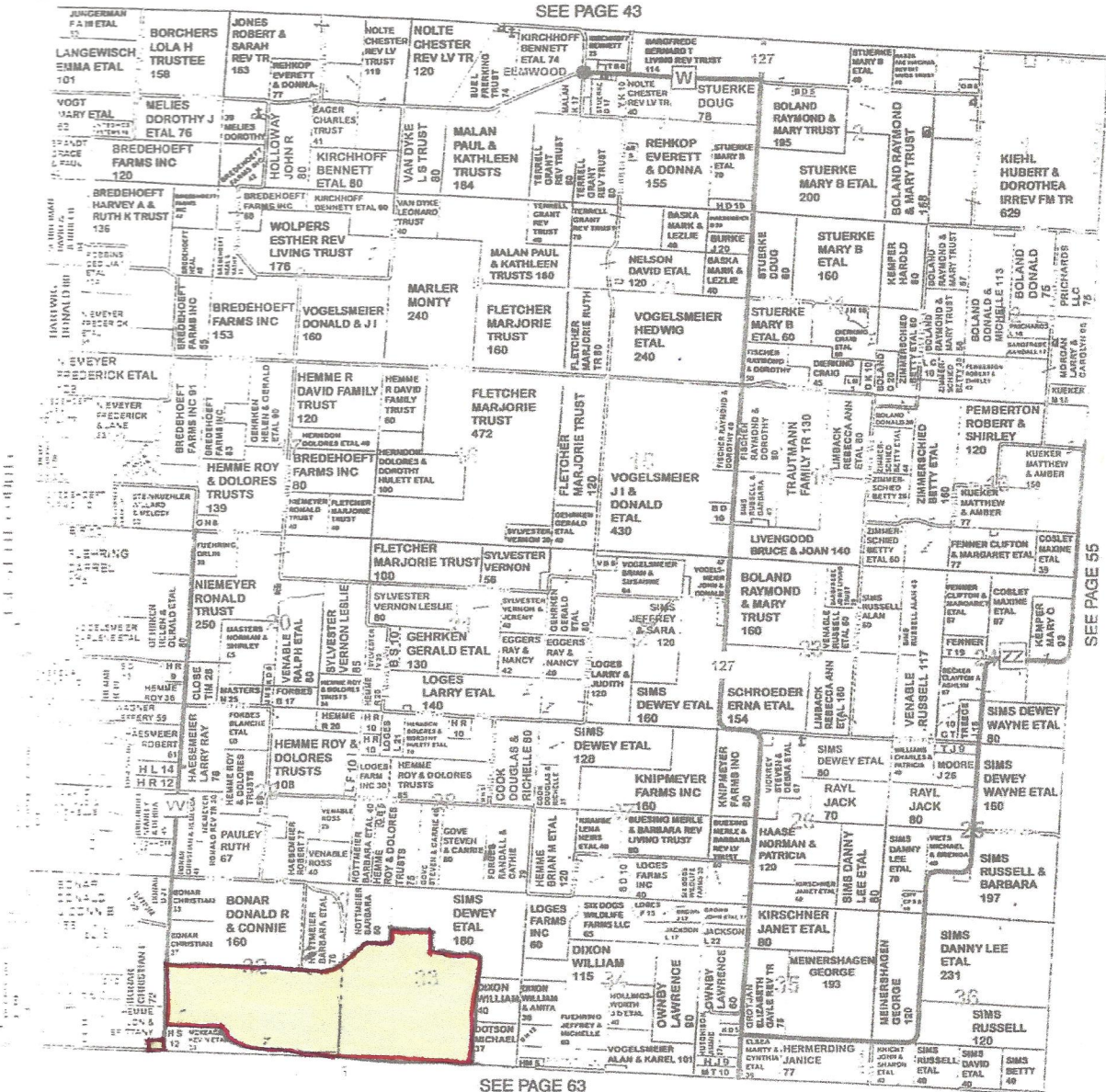
daveiowafarmland@gmail.com

Maquoketa, IA 52060



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Aerial Map



Maps Provided By:



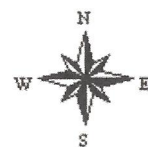
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 38° 59' 26.53, -93° 27' 32

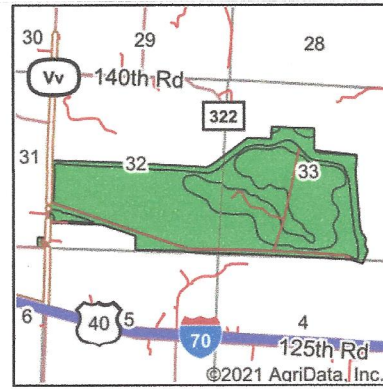
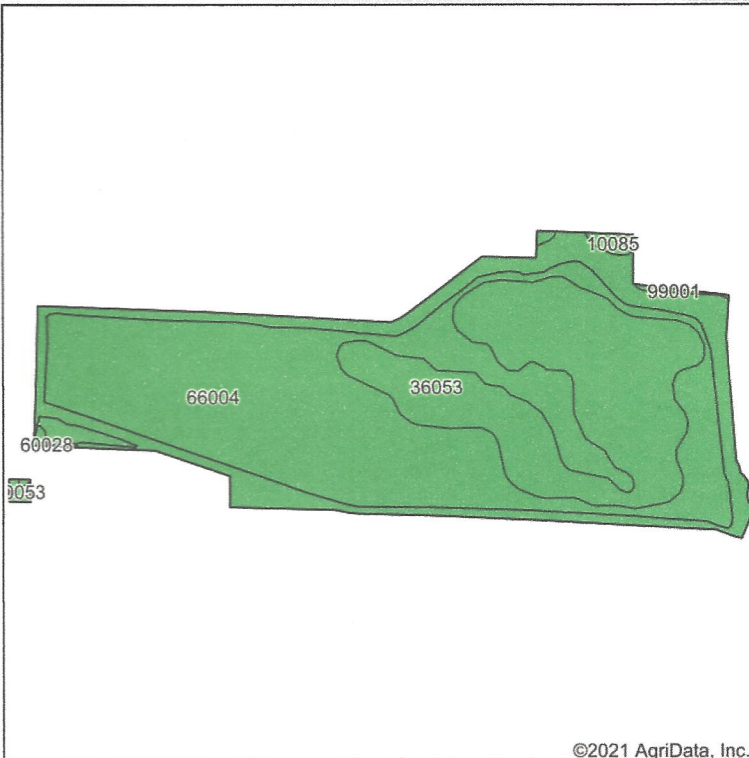
0ft 1487ft 2973ft

32-49N-23W
Saline County
Missouri



1/29/2021

Soils Map



State: **Missouri**
 County: **Saline**
 Location: **32-49N-23W**
 Township: **Salt Pond**
 Acres: **610.87**
 Date: **1/18/2021**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: MO195, Soil Area Version: 22

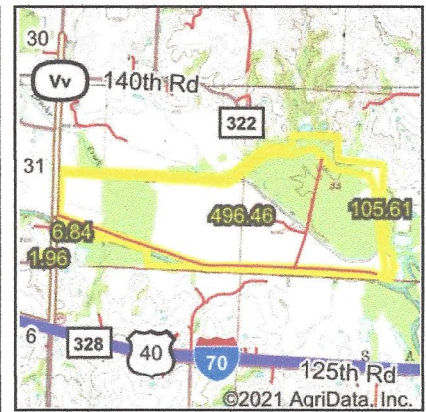
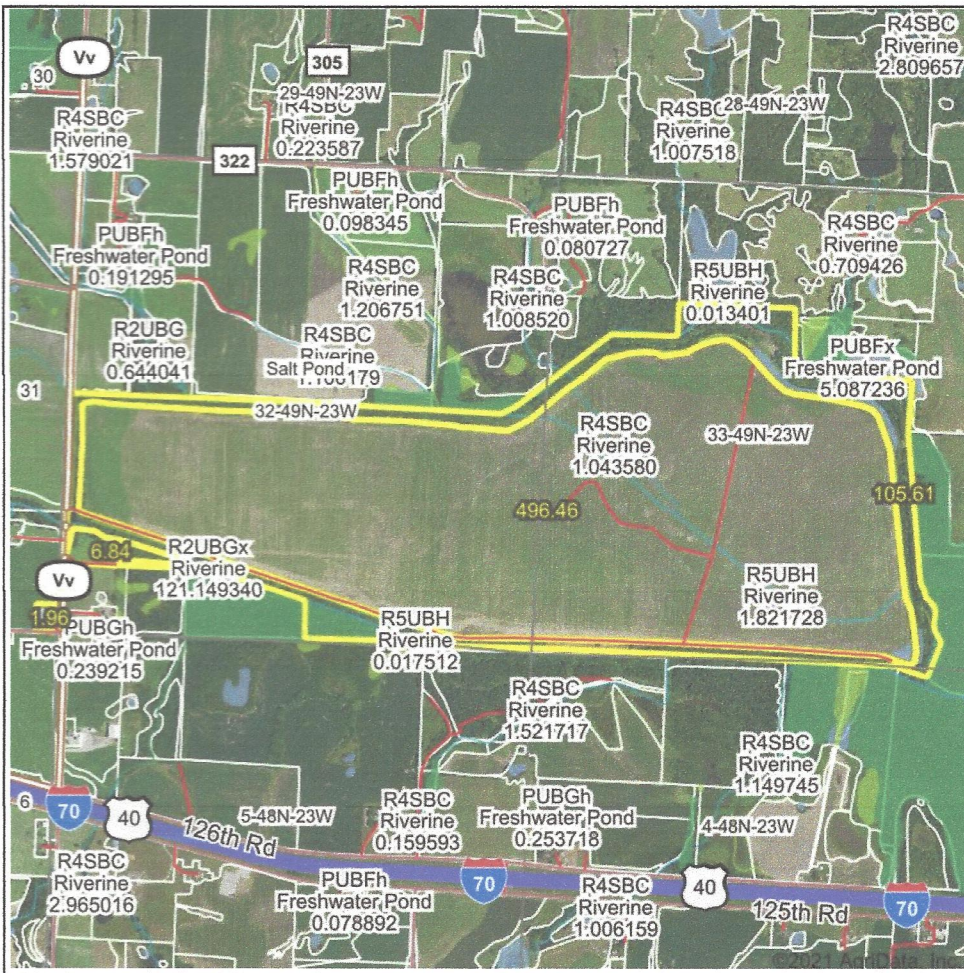
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Corn	Grain sorghum	Orchardgrass red clover	Soybeans	Tall fescue	Warm season grasses	Winter wheat	*n NCCPI Soybeans
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	424.87	69.6%		Illw			8	5	4	9	1	8	10	2	47
36053	Zook silty clay, 0 to 2 percent slopes, frequently flooded	177.65	29.1%		Ilw											59
10085	Mandeville silt loam, 14 to 30 percent slopes	3.89	0.6%		Vle	4	7	4			6		5	7		21
60053	Winfield silt loam, 3 to 9 percent slopes, eroded	1.73	0.3%		Ille	7	8	7			7		7	8		69
60028	Weller silt loam, 5 to 9 percent slopes, eroded	1.55	0.3%		Ille	5	8	7			8		7	8		56
99001	Water	1.18	0.2%		VIII											
Weighted Average						0.1	0.1	5.6	3.5	2.8	6.3	0.7	5.6	7	1.4	*n 50.3

*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.

Wetlands Map



State: **Missouri**
 Location: **32-49N-23W**
 County: **Saline**
 Township: **Salt Pond**
 Date: **1/29/2021**



0ft 2210ft 4420ft

Classification Code	Type	Acres
PEM1Cx	Freshwater Emergent Wetland	7.40
R2UBGx	Riverine	7.30
PUBFx	Freshwater Pond	6.18
PFO1A	Freshwater Forested/Shrub Wetland	5.08
R5UBH	Riverine	1.84
PFO1C	Freshwater Forested/Shrub Wetland	1.51
R2UBG	Riverine	1.38
R4SBC	Riverine	1.05
PEM1Ad	Freshwater Emergent Wetland	0.02
Total Acres		31.76

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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