



Property: 401.54 Acres – Gentry County, Missouri

Location:

401.54 +/- acres in Sect. 27 & 34 T-62-N R-30-W
In Gentry County, MO

David Hueneke

815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Total Acres: 401.54

Till. Acres: 351.18

Production Index: (See Soil Map)

Ask - Gross: \$ 2,750,000.

Per Acre Price: \$ 6,860.

Income:

		351.1	(Owner is getting paid on 351.1 tillable acres)
	X	250.	(Current Farm Rent through 2025)
- Cash Rent:	\$	87,775.	
- Hunt Lease:	\$	10,000.	(Annual Lease)

Gross Rent: \$ 97,775.

R.E. Taxes (Est.): \$ 1,016. (Est. \$2.53 p/Acre ave.)

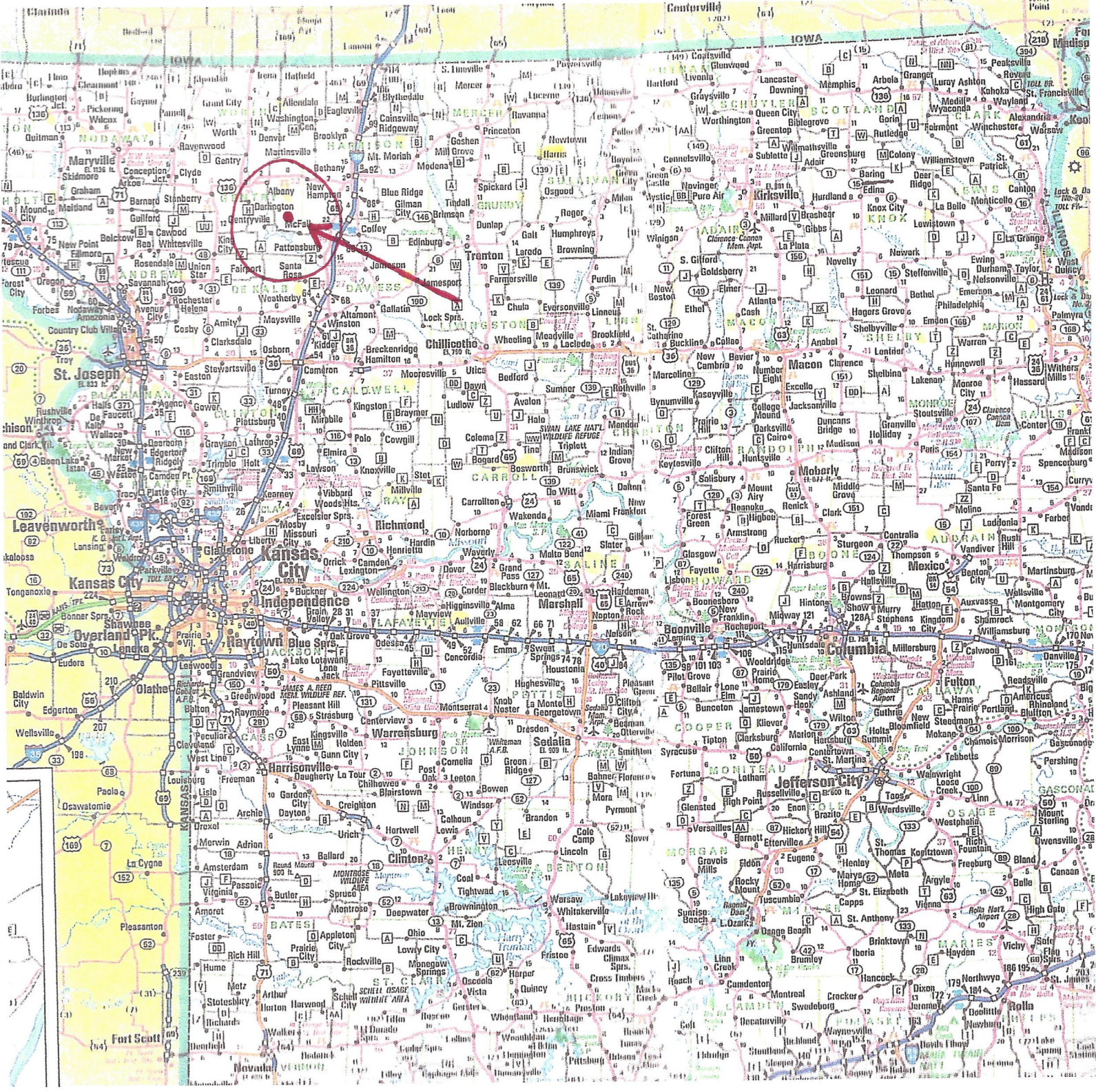
Net Return (After Tax): \$ 96,759.

Return Hypothetical: 3.5% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Large, contiguous tract
- Rolling terrain
- No Buildings
- 1st half of the farm rent is paid in March – the second half is paid in December
- FSA Maps & 156EZ available upon request.
- This farm is part of a real estate portfolio being offered covering 5,059 acres (+/-) in multiple states in the Midwest, including two other farms in Missouri.
- If interested in the whole package or the Missouri farms – please contact Broker for more information.

* 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

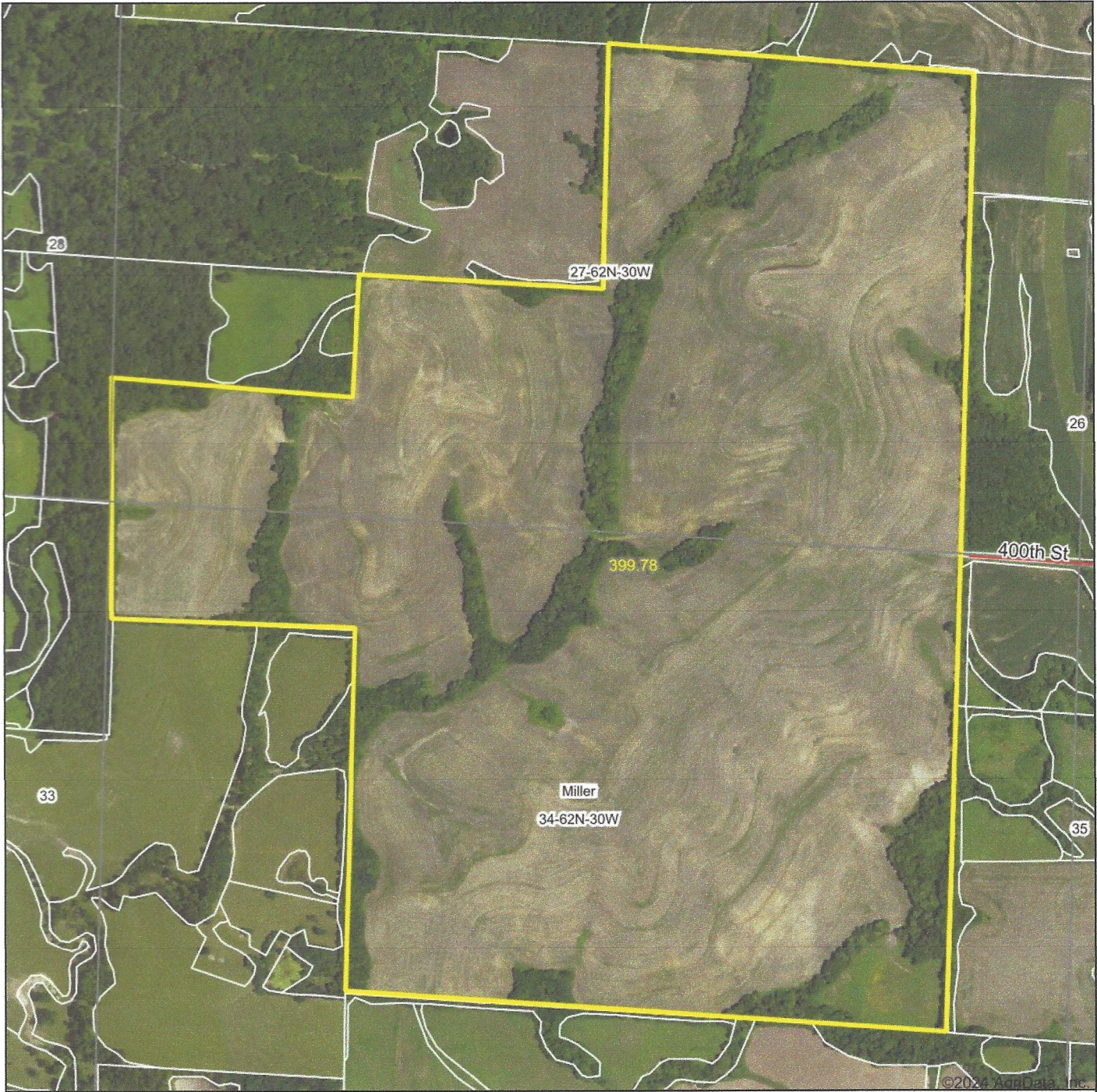
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Aerial Map



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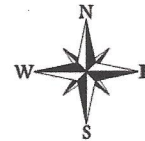
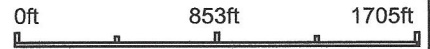


Maps Provided By:



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Boundary Center: 40° 8' 18.35, -94° 15' 55.31

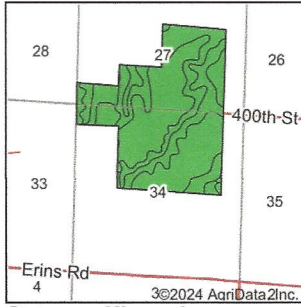
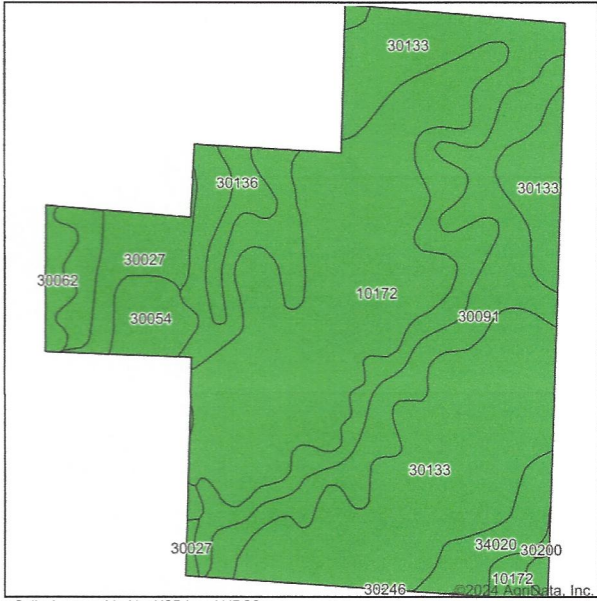


34-62N-30W
Gentry County
Missouri

6/18/2024

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

Soils Map



State: **Missouri**
 County: **Gentry**
 Location: **34-62N-30W**
 Township: **Miller**
 Acres: **399.78**
 Date: **6/18/2024**



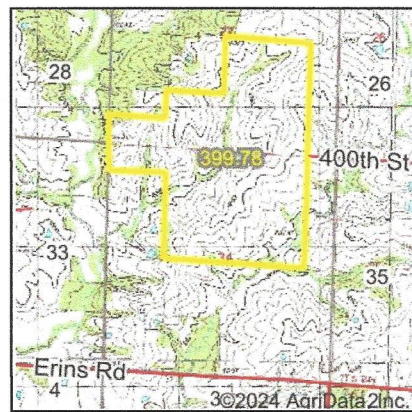
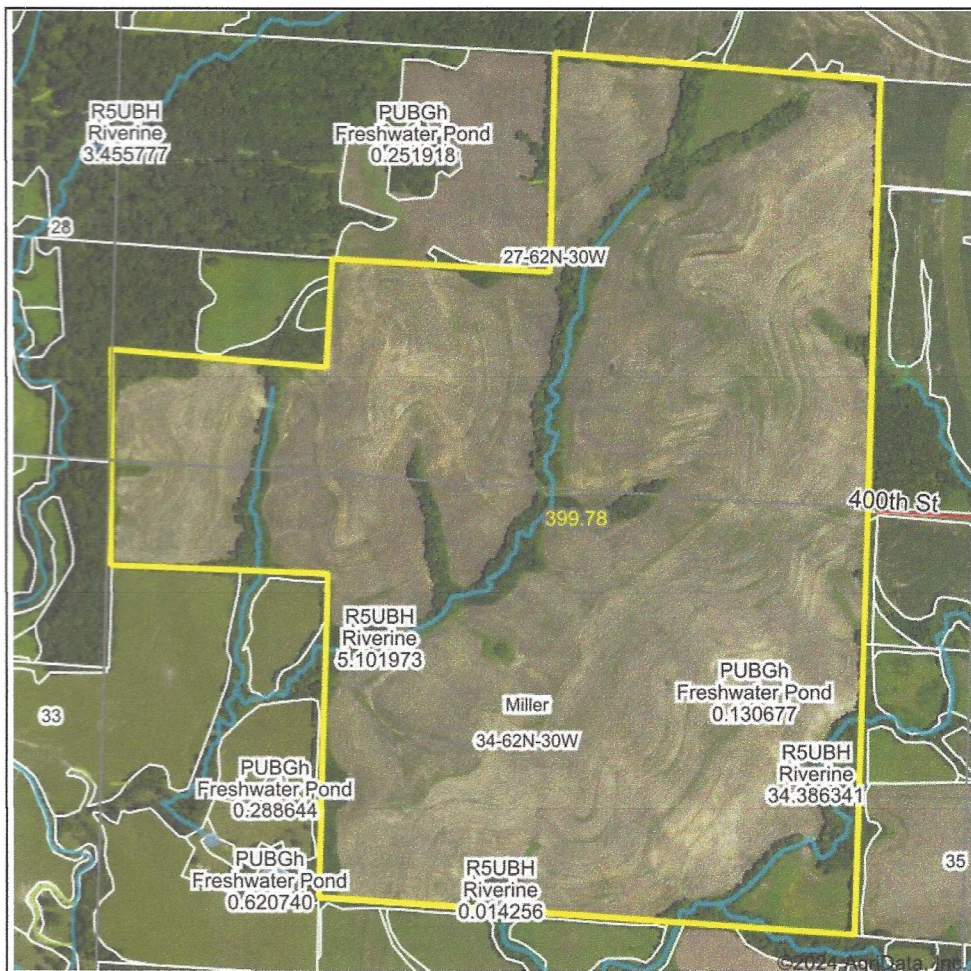
Soils data provided by USDA and NRCS.

Area Symbol: MO075, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Orchardgrass red clover Tons	Smooth bromegrass AUM	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans	
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	176.61	44.1%	■	IIIe														47	
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	114.18	28.6%	■	IIIe														54	
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	44.96	11.2%	■	IIe														65	
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	15.80	4.0%	■	IIIe														41	
34020	Colo silty clay loam, drainage way, 2 to 5 percent slopes, frequently flooded	13.37	3.3%	■	IIw														59	
30054	Gara clay loam, 9 to 14 percent slopes, eroded	11.73	2.9%	■	IVe														47	
30136	Lamoni loam, 5 to 9 percent slopes	8.82	2.2%	■	IIIe	5			8		7			8			7	8	58	
30036	Armstrong loam, 5 to 9 percent slopes	7.86	2.0%	■	IIIe	5			7		6			7			6	7	52	
30062	Gara loam, 9 to 14 percent slopes	5.83	1.5%	■	IVe														59	
30200	Shelby loam, 9 to 14 percent slopes	0.62	0.2%	■	IIIe														61	
Weighted Average						2.90	0.2	*-	*-	0.3	0.3	*-	*-	*-	0.3	*-	*-	0.3	0.3	*n 51.7

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

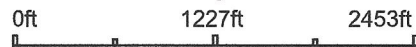
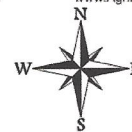
Wetlands Map



State: **Missouri**
 Location: **34-62N-30W**
 County: **Gentry**
 Township: **Miller**
 Date: **6/18/2024**



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Classification Code	Type	Acres
R5UBH	Riverine	4.90
PUBGh	Freshwater Pond	0.49
Total Acres		5.39

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.