

**Property:** 234.63 Acres – Sullivan County, Missouri

**Location:**

234.63 Acres in Sects. 21, 22, 27, & 28 T-61-N R-18-W  
In Sullivan Co., MO (See Plat Map)

David Hueneke  
815-291-6550  
daveiowafarmland@gmail.com  
P.O. Box 700  
Maquoketa, IA 52060

**Total Acres:** 234.63

**Till. Acres:** 222.10

**Production Index:** (See Soil Map)

**Ask - Gross:** \$ 1,490,000.

**Per Acre Price:** \$ 6,350.

**Income:**

|               |    |         |   |
|---------------|----|---------|---|
|               |    | 219     | (FSA Till = 222.1 / Owner is getting paid on 219 till. Acres) |
|               | X  | 200.    | (Current Cash Rent)   |
| - Cash Rent:  | \$ | 43,800. |   |
| - Hunt Lease: | \$ | 0.      |   |

**Gross Rent:** \$ 43,800.

**R.E. Taxes (Est.):** \$ 503. (Est. \$2.16 p/Acre ave.)

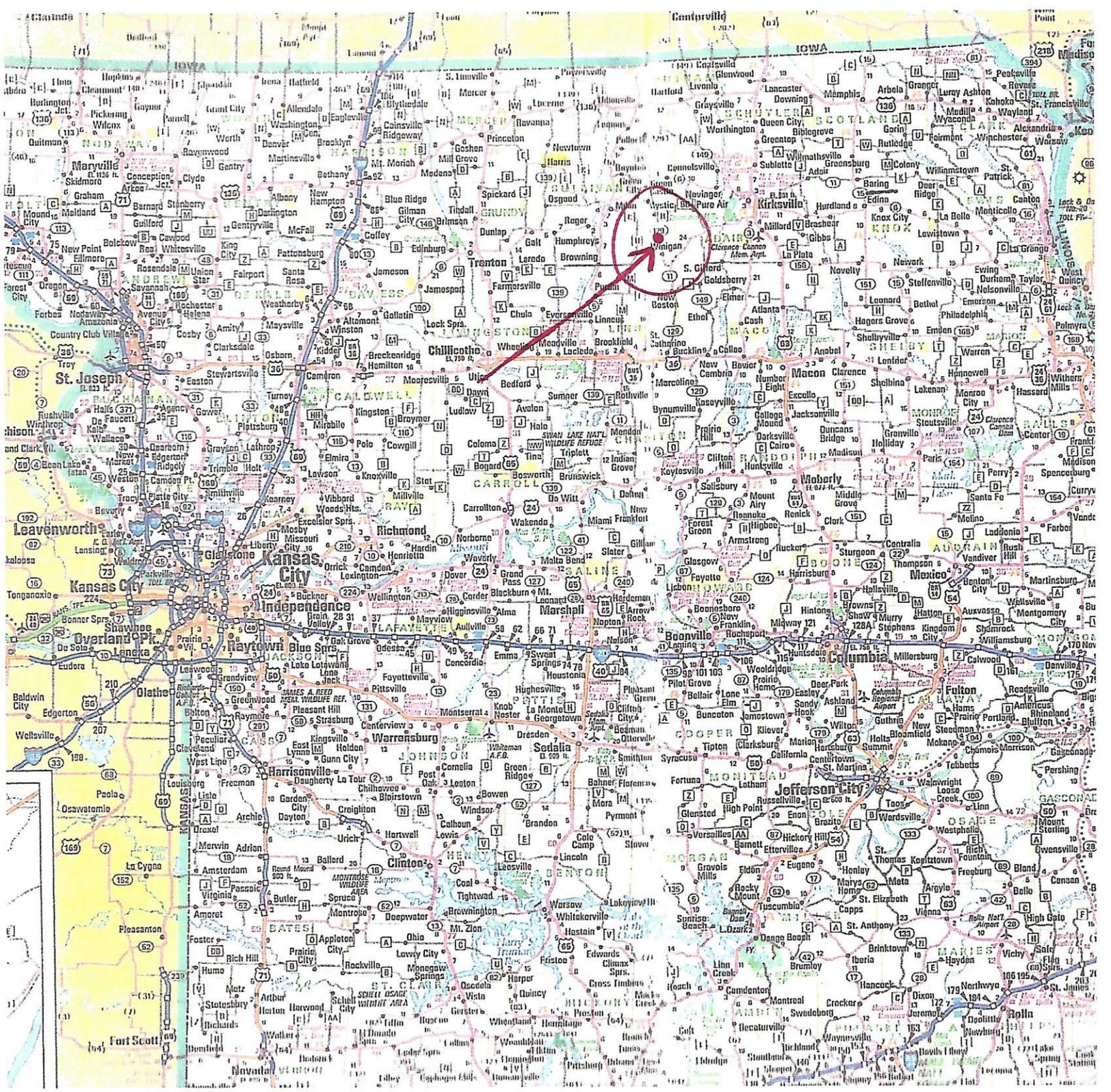
**Net Return (After Tax):** \$ 43,297.

**Return Hypothetical:** 2.9% (Based on Asking Price/Current Rent/Current Taxes)

**Comments:**

- Rolling terrain
- Multiple ponds
- FSA Maps & 156EZ available upon request.
- This is one of two farms available in Missouri being offered by the same Seller - the other farm is in Gentry County.
- If you would like more information on these farms, please visit our website:  
<https://iowafarmlandbroker.com> or call David Hueneke at 815-291-6550

\* 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

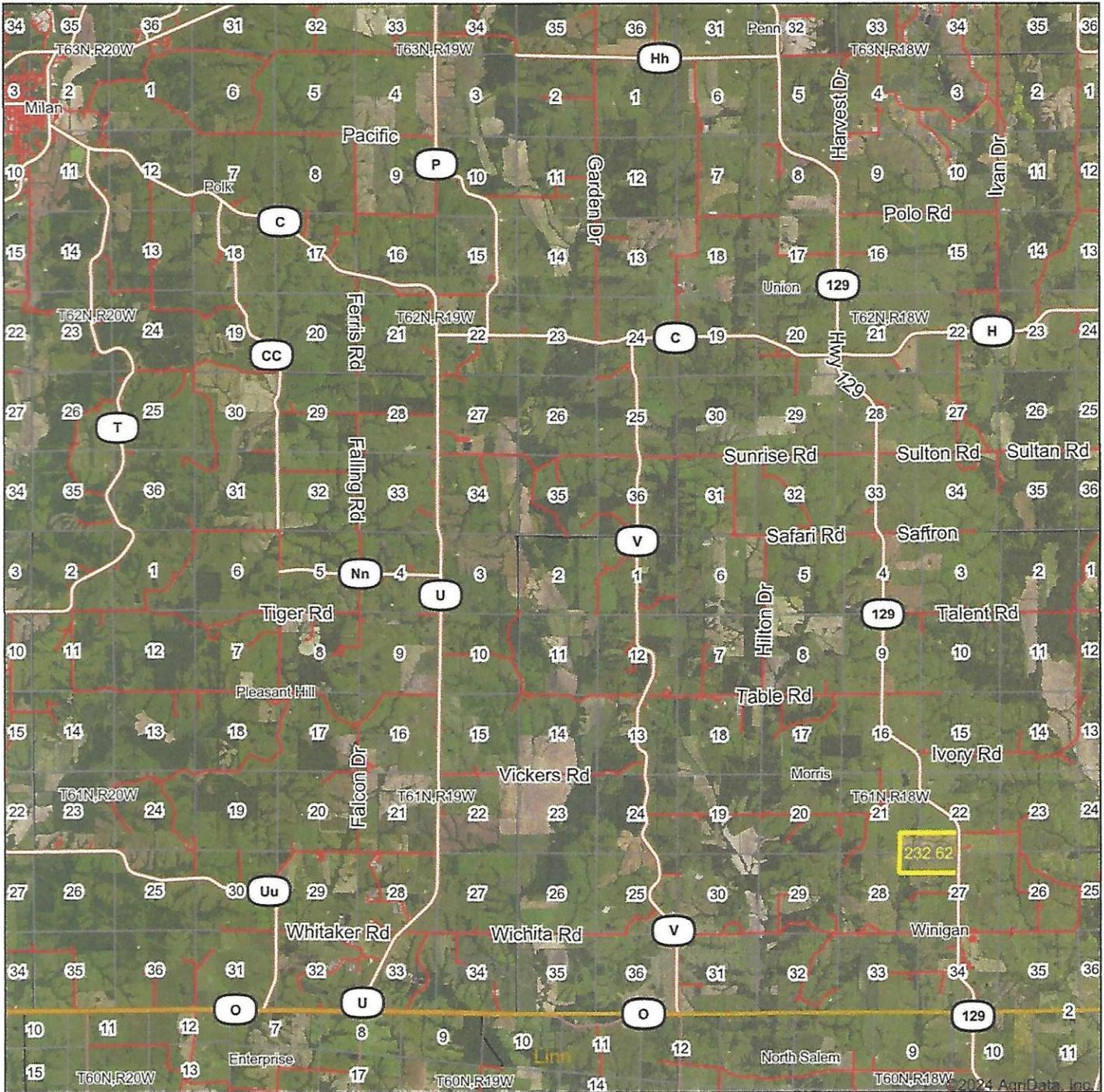
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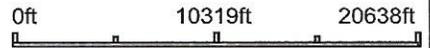
P.O. Box 700

Maquoketa, IA 52060

# Aerial Map



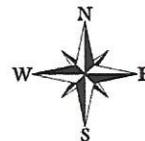
Boundary Center: 40° 3' 56.43, -92° 54' 36.93



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING

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**27-61N-18W**  
**Sullivan County**  
**Missouri**



6/18/2024

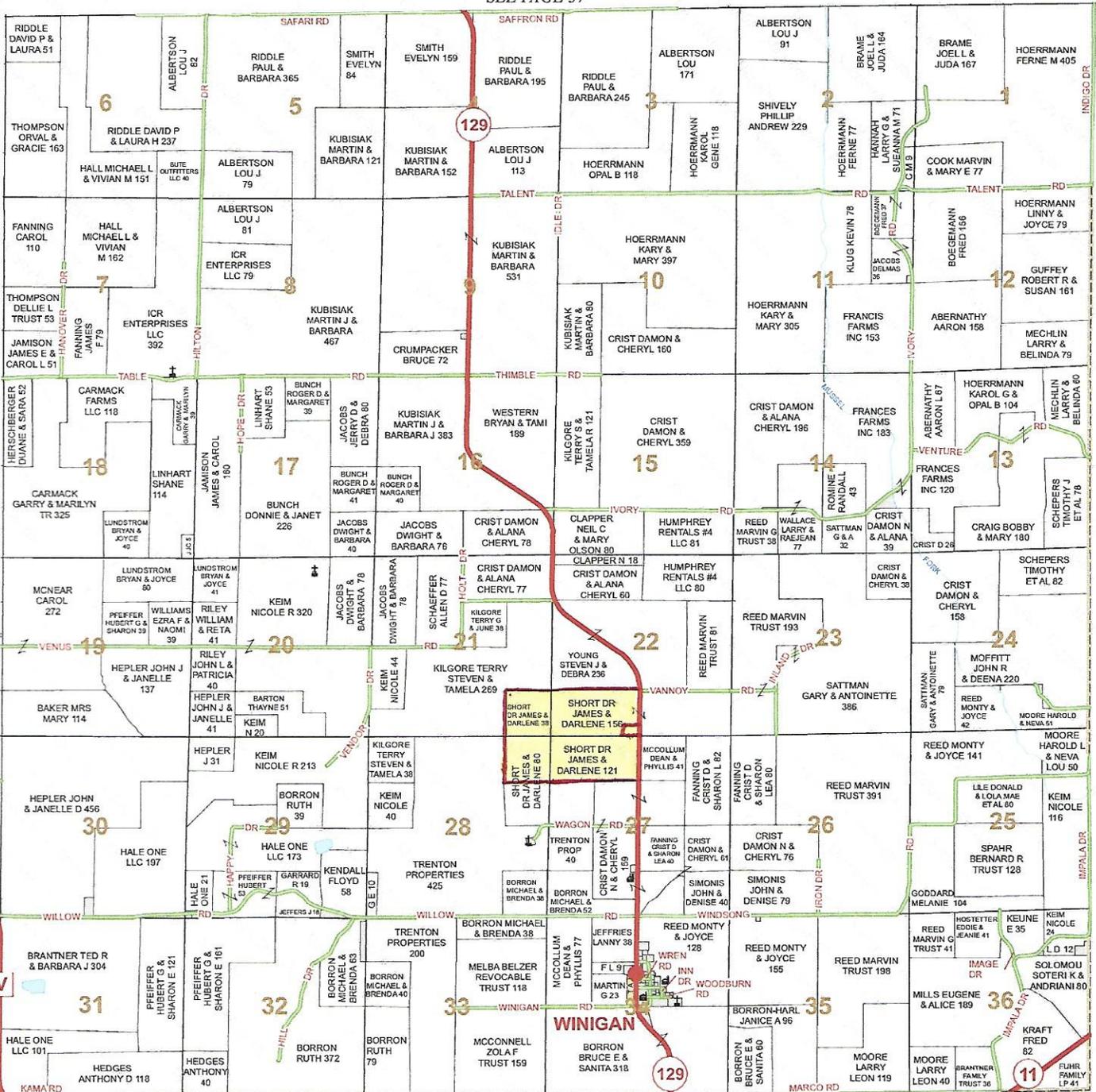
Field borders provided by Farm Service Agency as of 5/21/2008.

# TOWNSHIP 61N • RANGE 18W

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ADAIR COUNTY

LINN COUNTY

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 David Hueneke  
 Midwest Farmland

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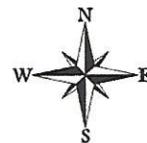
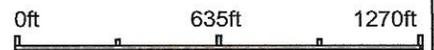
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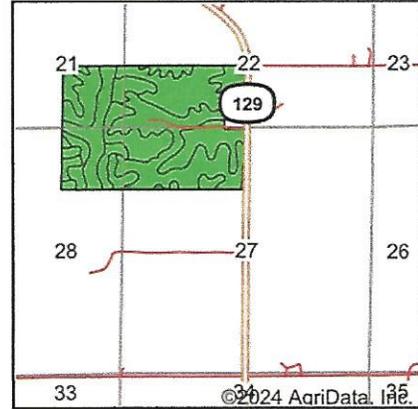
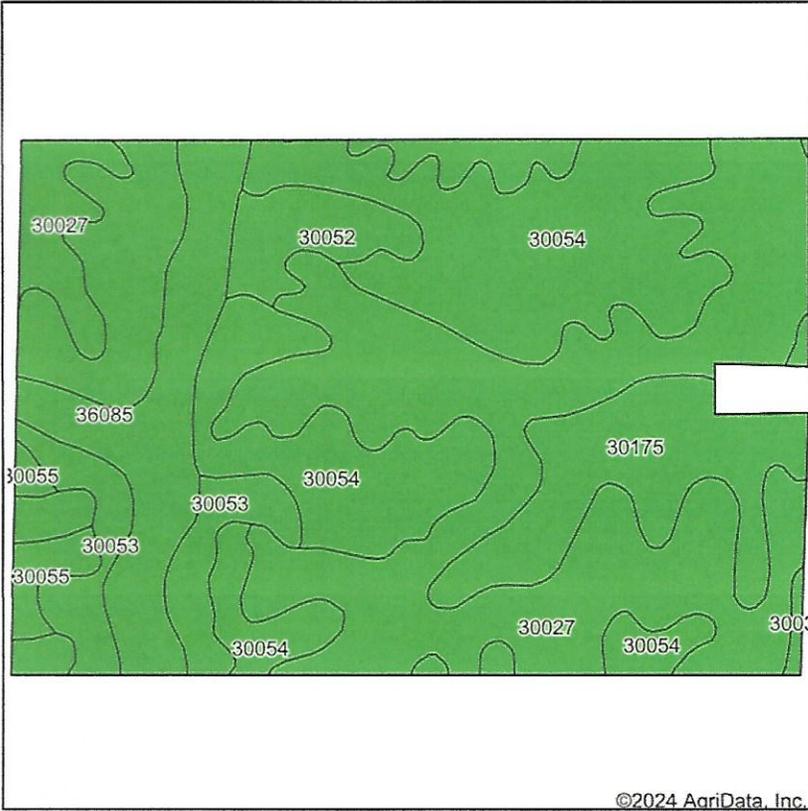
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**27-61N-18W**  
**Sullivan County**  
**Missouri**

6/18/2024

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

# Soils Map



State: **Missouri**  
 County: **Sullivan**  
 Location: **27-61N-18W**  
 Township: **Morris**  
 Acres: **232.6**  
 Date: **6/18/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: MO211, Soil Area Version: 25

| Code  | Soil Description  | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Alfalfa hay Tons | Caucasian bluestem Tons | Common bermudagrass Tons | Orchardgrass red clover Tons | Tall fescue Tons | Warm season grasses Tons | *n NCCPI Soybeans |
|-------|---|-------|------------------|----------------------|------------------|------------------|-------------------------|--------------------------|------------------------------|------------------|--------------------------|-------------------|
| 30027 | Armstrong clay loam, 5 to 9 percent slopes, moderately eroded | 89.05 | 38.2%            |                      | IIIe             |                  |                         |                          |                              |                  |                          | 41                |
| 30054 | Gara clay loam, 9 to 14 percent slopes, eroded                | 75.97 | 32.7%            |                      | IVe              |                  |                         |                          |                              |                  |                          | 47                |
| 30175 | Pershing silty clay loam, 2 to 5 percent slopes, eroded       | 21.64 | 9.3%             |                      | IIIe             |                  | 2                       | 8                        | 7                            | 8                | 10                       | 54                |
| 36085 | Landes loam, 1 to 3 percent slopes, frequently flooded        | 20.90 | 9.0%             |                      | IIIw             | 5                | 8                       | 8                        | 7                            | 7                | 9                        | 54                |
| 30053 | Gara clay loam, 14 to 20 percent slopes, severely eroded      | 13.02 | 5.6%             |                      | VIe              |                  |                         |                          |                              |                  |                          | 37                |

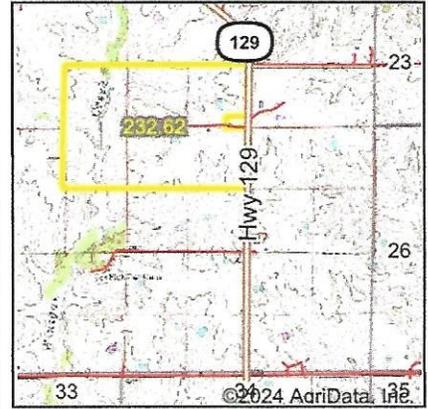
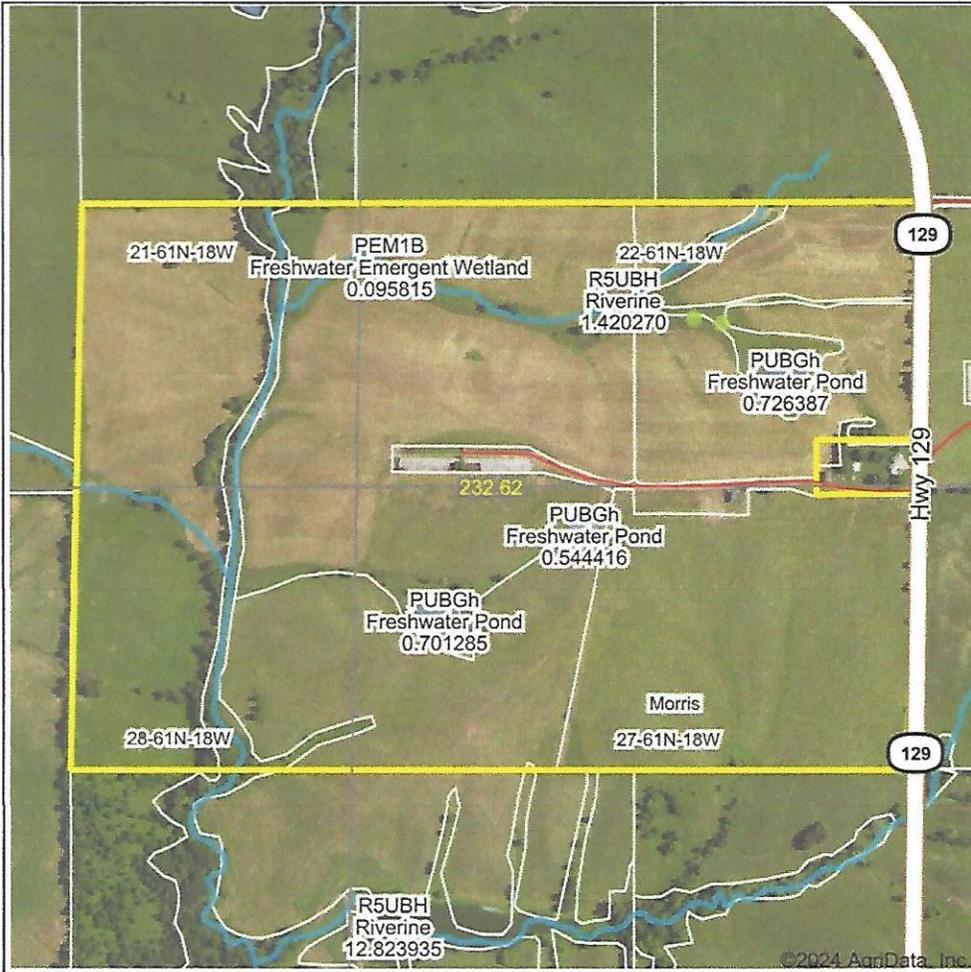
Soils data provided by USDA and NRCS.

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|-------------------------|--|-------|------------------|---|------------------|------------------|-------------------------|--------------------------|------------------------------|------------------|--------------------------|-------------------|----------------|
| 30052                   | Gara clay loam, 14 to 18 percent slopes, moderately eroded     | 7.62  | 3.3%             |  | Vle              |                  |                         |                          |                              |                  |                          | 42                |                |
| 30055                   | Gara clay loam, 9 to 14 percent slopes, severely eroded        | 3.72  | 1.6%             |  | IVe              |                  |                         |                          |                              |                  |                          | 41                |                |
| 30030                   | Armstrong clay loam, 9 to 14 percent slopes, moderately eroded | 0.68  | 0.3%             |  | IVe              |                  |                         |                          |                              |                  |                          | 41                |                |
| <b>Weighted Average</b> |  |       |                  |   |                  | <b>3.61</b>      | <b>0.4</b>              | <b>0.9</b>               | <b>1.5</b>                   | <b>1.3</b>       | <b>1.4</b>               | <b>1.7</b>        | <b>*n 45.1</b> |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Wetlands Map



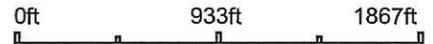
State: **Missouri**  
 Location: **27-61N-18W**  
 County: **Sullivan**  
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Maps Provided By:



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| Classification Code | Type                        | Acres       |
|---------------------|-----------------------------|-------------|
| R5UBH               | Riverine                    | 3.74        |
| PUBGh               | Freshwater Pond             | 1.97        |
| PEM1Ch              | Freshwater Emergent Wetland | 0.20        |
| PEM1B               | Freshwater Emergent Wetland | 0.10        |
| <b>Total Acres</b>  |                             | <b>6.01</b> |

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.