

3,271 ACRES M/L

#13823

CLINTON COUNTY, MISSOURI **FARMLAND FOR SALE**

2,684 Tillable Acres

Large, Nearly Contiguous Farm

Just North of Kansas City Metro

Long Term Development Potential



PEOPLES COMPANY LISTING AGENTS

SCOTT KELLY: 515.473.8913
Scott@PeoplesCompany.com

STEVE BRUERE: 515.240.7500
Steve@PeoplesCompany.com

LATHROP, MISSOURI

3,271 ACRES M/L

LISTING #13823

JUST NORTH OF KANSAS CITY METRO

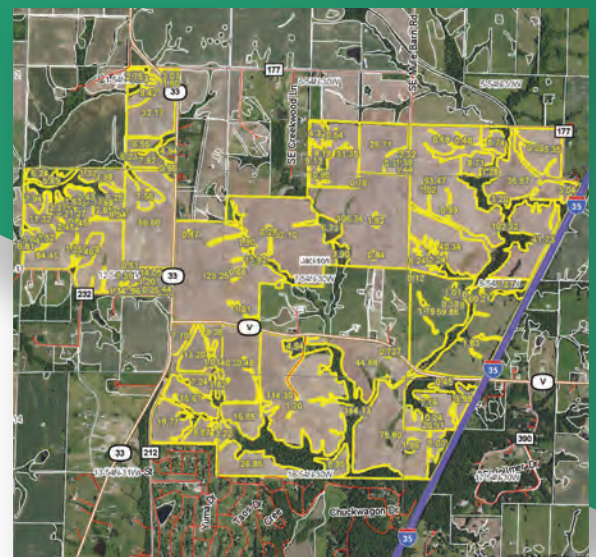
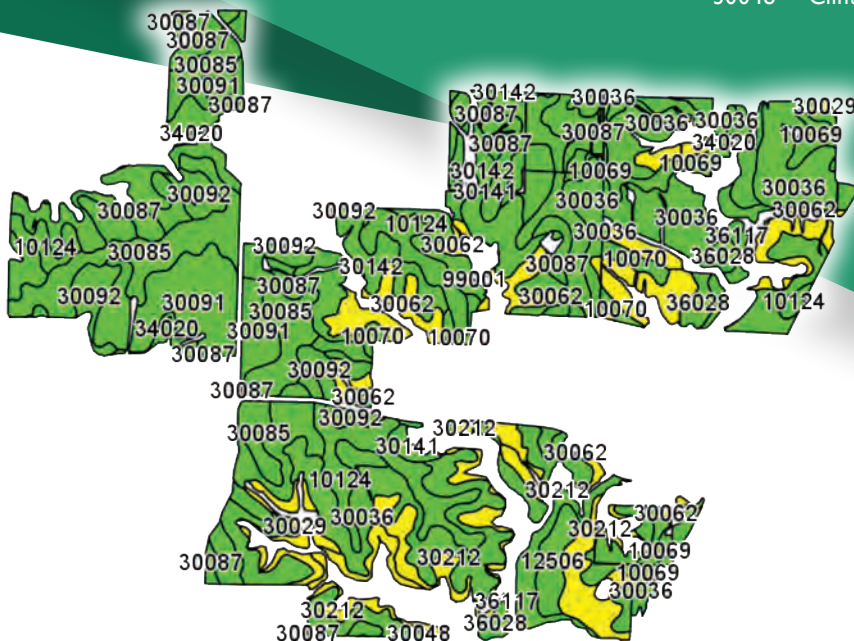
Peoples Company is proud to offer 3,271 acres of high quality Clinton County, MO farmland. This farm is in large contiguous tracts and has great visibility being split by Interstate 35 just north of the Kansas City metro. The farm consists of 2,684 tillable acres of gently rolling farmland with class two and three soils. The balance of ground is in timbered draws and ponds. Rare opportunity to own a large, contiguous piece of high quality Missouri farmland in a strong area with long-term potential.



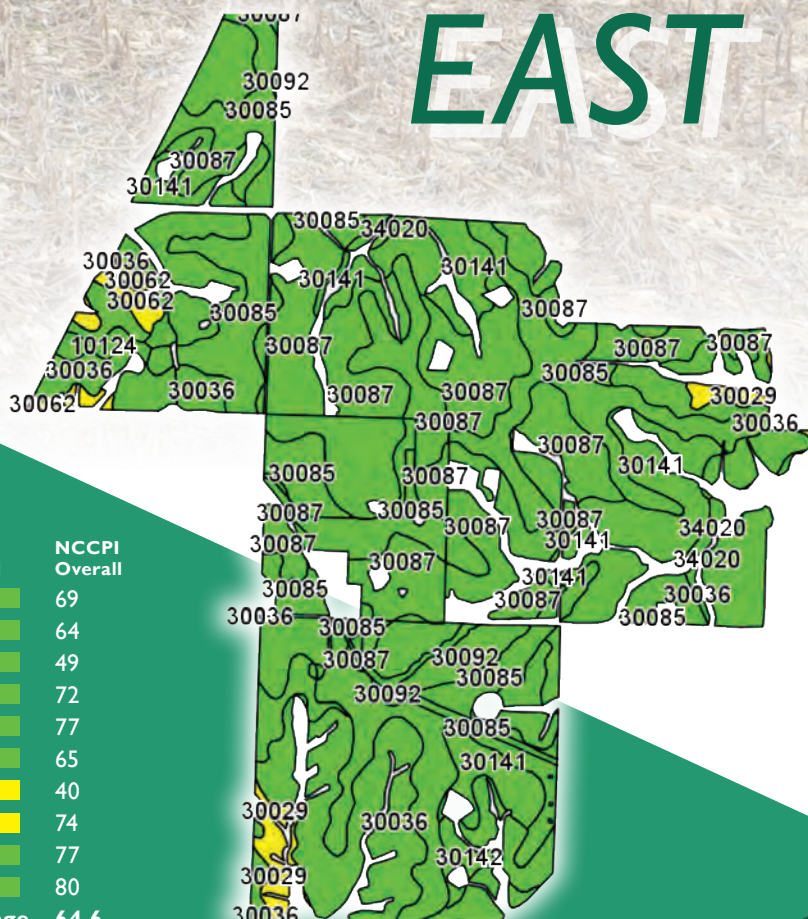
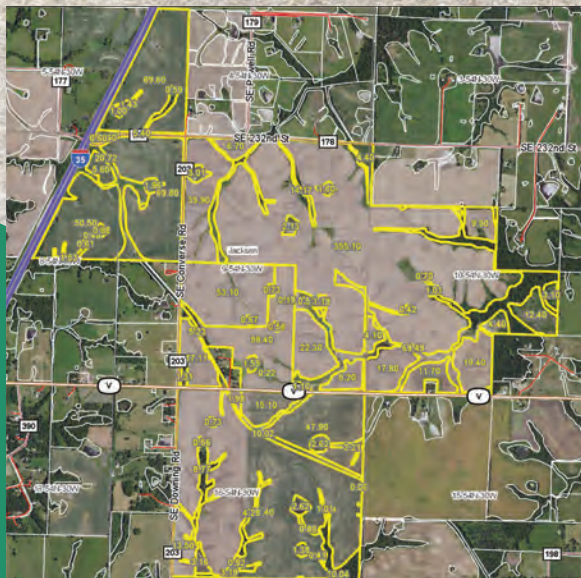
WEST



Code	Soil Description	Acres	% of Field	CSR2 Legend	NCCPI Overall
30036	Armstrong loam	268.28	18.9%		49
10124	Sharpsburg silty clay loam	168.12	11.8%		77
30087	Grundy silt loam	163.94	11.5%		64
30085	Grundy silt loam	148.29	10.4%		69
30091	Grundy silty clay loam	100.14	7.0%		76
30062	Gara loam	96.95	6.8%		74
30212	Vanmeter-Gasconade	71.90	5.1%		7
30142	Lamoni silty clay loam	61.89	4.4%		65
30092	Grundy silty clay loam	57.60	4.1%		77
10070	Ladoga silt loam	52.44	3.7%		59
30029	Armstrong clay loam	47.54	3.3%		40
30141	Lamoni silty clay loam	46.59	3.3%		72
36117	Nodaway silt loam	45.06	3.2%		84
10069	Ladoga silt loam	35.56	2.5%		64
34020	Colo silty clay loam	20.21	1.4%		80
36028	Nevin silt loam	17.78	1.3%		82
12506	Wiota silt loam	17.30	1.2%		81
30048	Clinton silt loam	1.10	0.1%		53
Weighted Average					63



Rare opportunity to own a large,
contiguous piece of high quality Missouri farmland
in a strong area with long-term potential.



Code	Soil Description	Acres	% of Field	CSR2 Legend	NCCPI Overall
30085	Grundy silt loam	332.47	29.2%		69
30087	Grundy silt loam	318.93	28.1%		64
30036	Armstrong loam	189.18	16.6%		49
30141	Lamoni silty clay loam	181.76	16.0%		72
30092	Grundy silty clay loam	48.80	4.3%		77
30142	Lamoni silty clay loam	22.63	2.0%		65
30029	Armstrong clay loam	20.21	1.8%		40
30062	Gara loam	9.98	0.9%		74
10124	Sharpsburg silty clay loam	6.76	0.6%		77
34020	Colo silty clay loam	6.21	0.5%		80
Weighted Average					64.6



Good soil types majority
class II-III soils.



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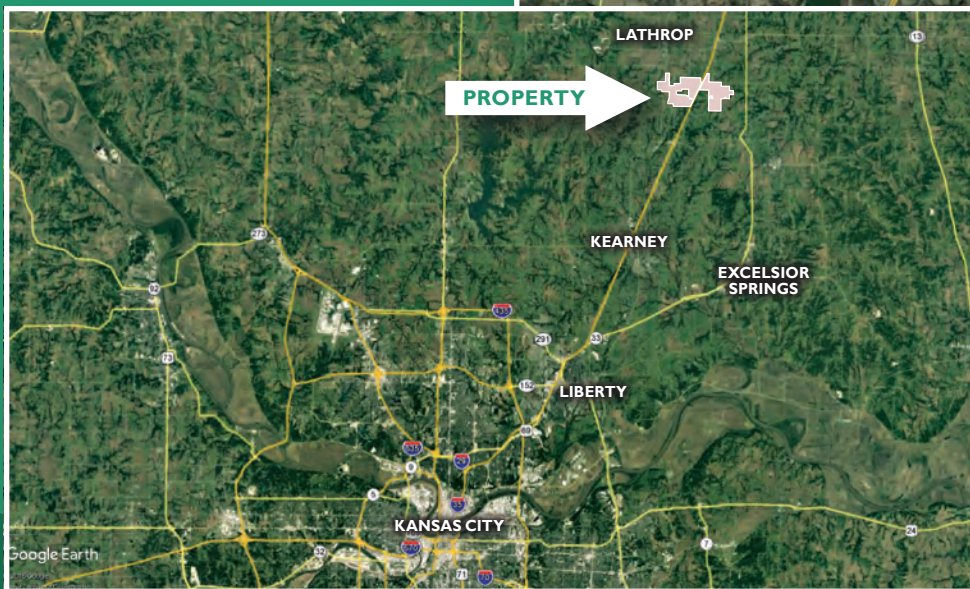
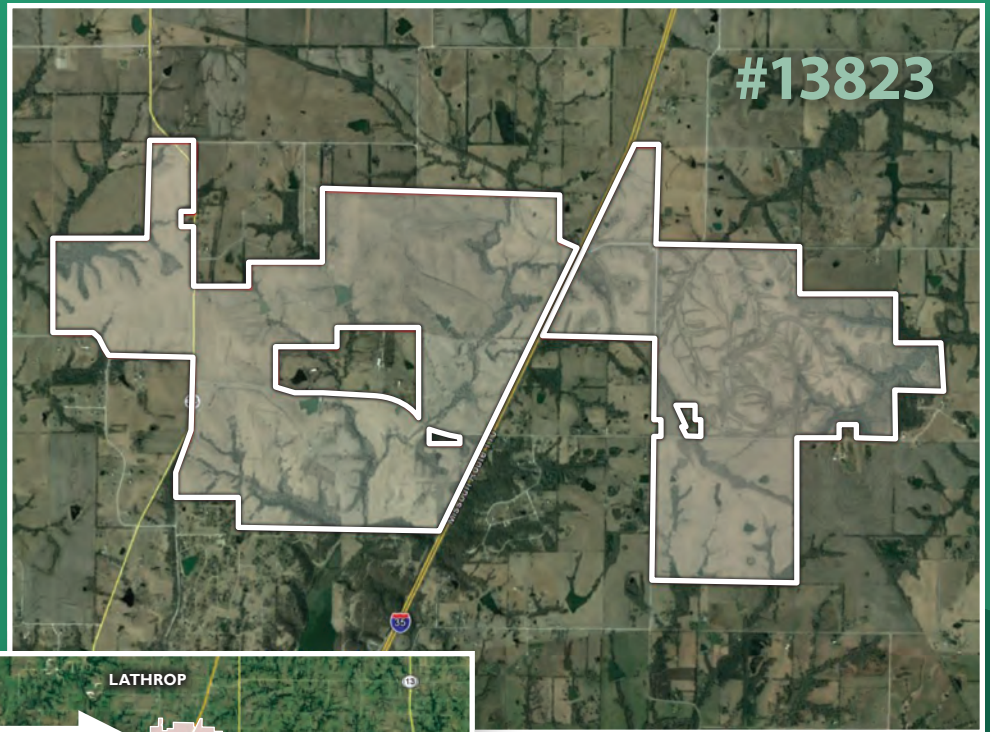
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DIRECTIONS:

To reach the west side of the farm from Lathrop, MO head south on Hwy 33 for 3 miles and the farms will be located on both sides of the highway. To reach the east side of the farm from Lathrop, MO head south on Hwy 33 for 3.2 miles. Head east on State Hwy V for 2 miles. Head north on SE Converse Rd and the farm will be on both sides of the highway.



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