

LAND FOR SALE

LISTING #16815

79.2 ACRES M/L
SULLIVAN COUNTY, MISSOURI



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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The East 1/2 of the Northeast 1/4 of Section 30, Township 63 North, Range 21 West in Liberty Township, Sullivan County, Missouri. Exact legal description to be taken from Deed.

79.2 Acres M/L, Sullivan County, MO

COMMENTS & BUILDING INFORMATION:

Sullivan County, Missouri Farmland - Peoples Company is proud to represent Lehrman Farms in the sale of 79.20 acres m/l located in the west central portion of Sullivan County, Missouri. This highly tillable farm, located on the south side of State Highway TT, consists of 72.59 FSA cropland acres carrying a NCCPI value of 64.8. Primary soil types include Gara clay loam and Armstrong clay loam. This farmland tract would be a great add-on for an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. In addition, there are several competing grain marketing options that are located nearby including a variety of grain elevators to merchandise crops. The farm is currently leased for the 2023 crop year. Please contact the listing agent for additional details.

In addition, there is a half-acre pond located along the western property boundary in the middle of the farm with the balance in grassed waterways and small draws. This tract is located in the northeast quarter of Section 30 in Liberty Township.

LEASE/FSA INFORMATION:

Leased for the 2023 crop year.

TOTAL ACRES:	79.2
PRICE:	\$475,121
Price Per Acre:	\$6,000
Owner:	Lehrman
Operator:	
County & State:	Sullivan Co., MO
Location:	Humphreys, MO
Possession Date:	As agree, subject to Tenant's rights
Drainage Info:	Natural
Average Productivity:	64.9 NCCPI
Taxable Acres:	79.2
Net RE Taxes:	\$141.51
Taxes Payable In:	2023
Topography:	Level to Gently Rolling

F.S.A. INFORMATION: NONE AVAILABLE

Farmland:	79.2
Crop Acres:	72.59
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	
Corn Yield:	
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	79.2
Tillable Acres:	72.59
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

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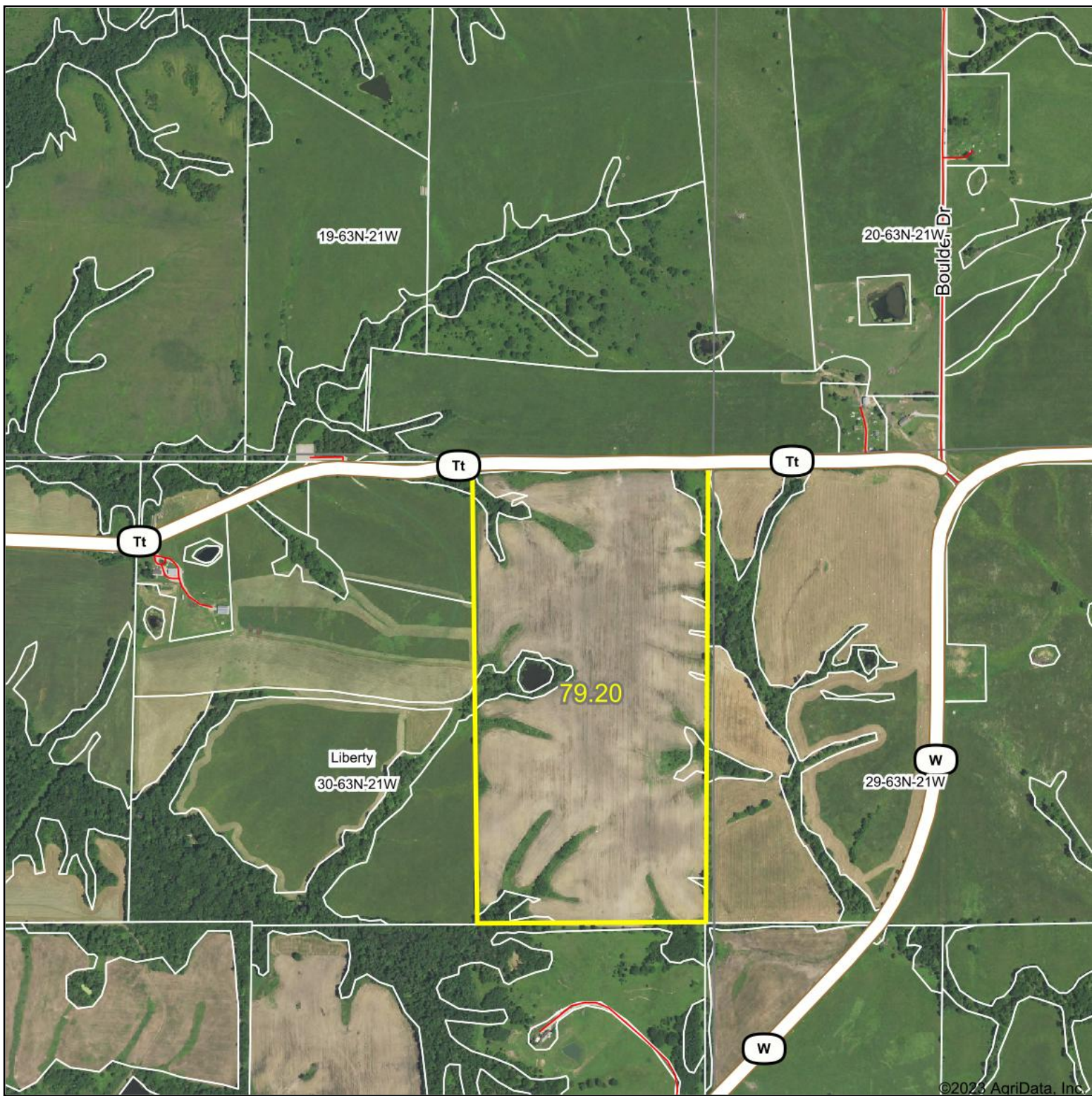
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Aerial Map - Total Acres



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Map Center: 40° 14' 13.2, -93° 17' 41.23



30-63N-21W
Sullivan County
Missouri

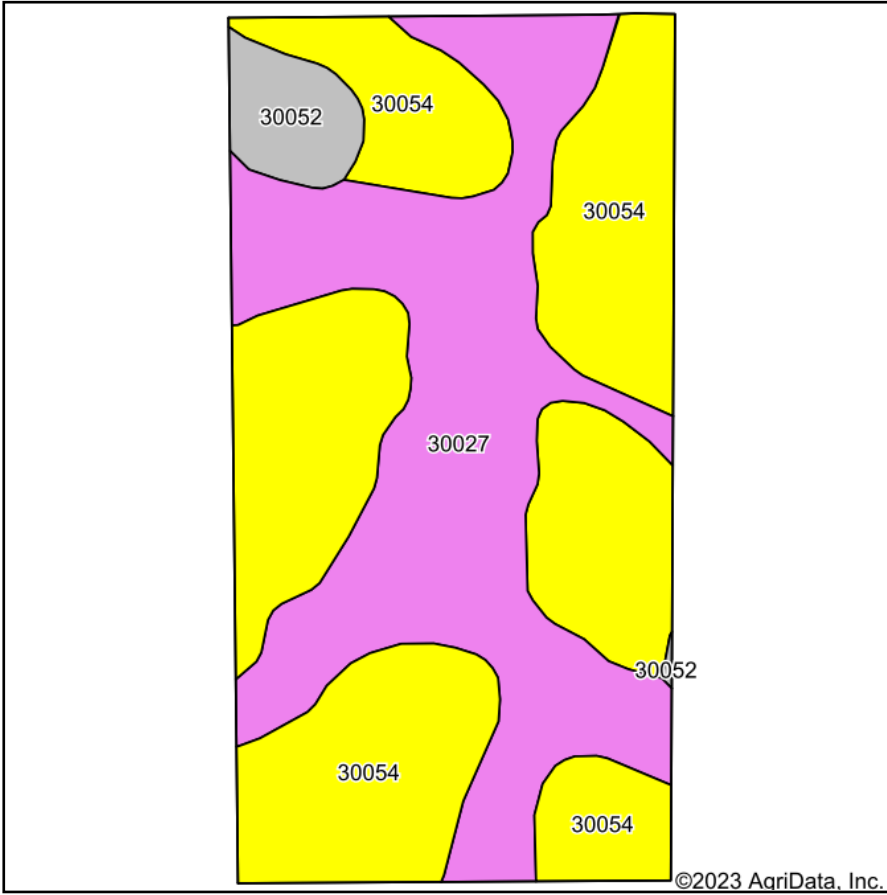


5/5/2023

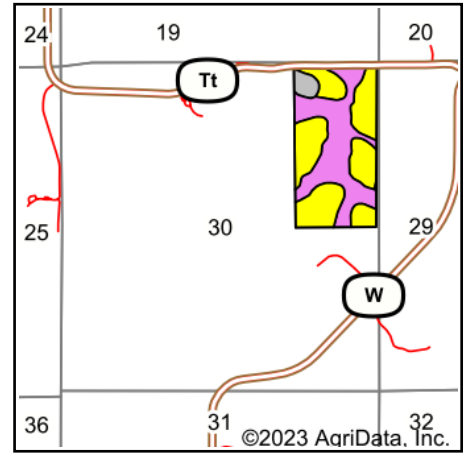


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Sullivan**
 Location: **30-63N-21W**
 Township: **Liberty**
 Acres: **79.2**
 Date: **5/5/2023**



Area Symbol: MO211, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
30054	Gara clay loam, 9 to 14 percent slopes, eroded	43.53	55.0%		IVe	68
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	32.37	40.9%		IIIe	61
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	3.30	4.2%		VIe	63
Weighted Average					3.67	*n 64.9

*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.

Aerial Map - Tillable Acres



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Map Center: 40° 14' 12.03, -93° 17' 36.13



30-63N-21W
Sullivan County
Missouri



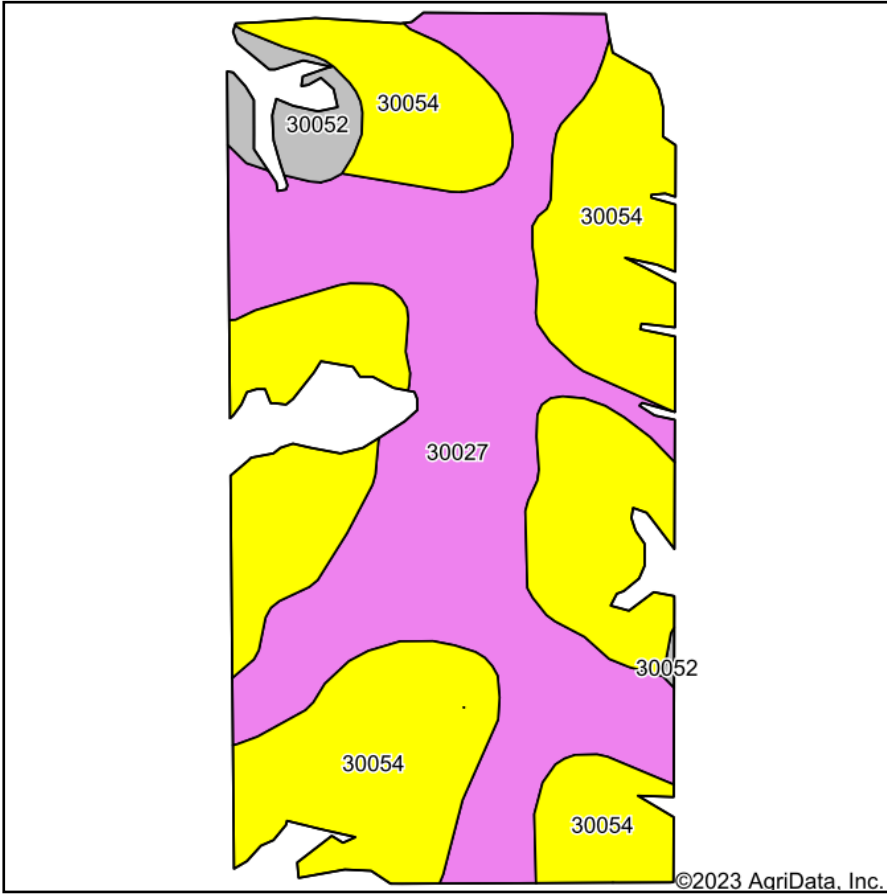
5/5/2023



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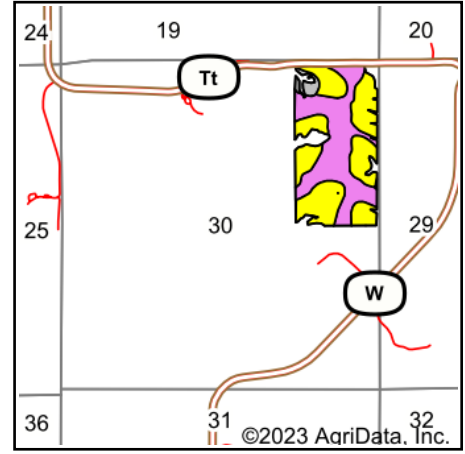
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.

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State: **Missouri**
 County: **Sullivan**
 Location: **30-63N-21W**
 Township: **Liberty**
 Acres: **72.59**
 Date: **5/5/2023**



Maps Provided By:



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Area Symbol: MO211, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
30054	Gara clay loam, 9 to 14 percent slopes, eroded	38.47	53.0%		IVe	68
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	31.91	44.0%		IIIe	61
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	2.21	3.0%		VIe	63
Weighted Average					3.62	*n 64.8

*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.



S-19-T63N-R21W

S-20-T63N-R21W

RTTT

S-30-T63N-R21W

S-29-T63N-R21W

1
72.59

All Measurements are
For FSA Programs Only

Sullivan Co. FSA

1:3,820



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps)

- C = Corn, YEL-GR
 - SB = Soybn, COM-GR
 - WHT = Wheat, HRW or SRW-GR
 - Milo = Sorg, GRS-GR
 - GZ = MixFg, LGM or IGS = Pasture
 - FG = MixFg, LGM or IGS = Hay
 - LS = Grass Left Standing, ILS
 - ID = Idle
- *1 Inlacs notated on Map

Program Year: 2023

Created: 3/27/2023

Flown: 2020-07-08

- clu
- crp
- plss

**Farm 3512
Tract 1895**

MISSOURI
SULLIVAN



United States Department of Agriculture
Farm Service Agency

FARM : 3512

Prepared : 4/27/23 10:23 AM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : TERRY A LEHRMAN
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.11	72.59	72.59	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	72.59	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Empty box for notes.

Tract Number : 1895
Description : C6/S30/T63/R21
FSA Physical Location : MISSOURI/SULLIVAN
ANSI Physical Location : MISSOURI/SULLIVAN
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : TERRY A LEHRMAN
Other Producers : LEHRMAN FARMS LLC
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.11	72.59	72.59	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.59	0.00	0.00	0.00	0.00	0.00

MISSOURI
SULLIVAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3512
Prepared : 4/27/23 10:23 AM CST
Crop Year : 2023

Abbreviated 156 Farm Record

DCP Crop Data

Tract 1895 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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