

LAND FOR SALE

LISTING #16819

38.83 ACRES M/L
SULLIVAN COUNTY, MISSOURI



DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-seven (27), Township Sixty-three (63) North, Range Twenty-one (21) West, in Sullivan County, Missouri. Exact legal description to taken from Deed.

38.83 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 38.83 acres m/l located in the west central portion of Sullivan County, Missouri. Located northwest of Milan, Missouri, this nearly 100% tillable farm consists of 38.83 FSA cropland acres carrying a NCCPI value of 49.6. Primary soil types include Chequest silty clay loam and Olmitz loam. This affordable farmland tract would make a great investment for a beginning farmer looking to make a purchase for their farming operation or a great add-on to an existing farming operation. The farm is currently leased for the 2023 crop year. Please contact the listing agent for additional details.

This tract is located on the south side of State Highway E in the southwest quarter of Section 27 in Liberty Township.

LEASE/FSA INFORMATION:

Leased for the 2023 crop year.

F.S.A. INFORMATION: NONE AVAILABLE

Farmland:	38.83
Crop Acres:	38.83
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	
Corn Yield:	
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	38.83
Tillable Acres:	38.83
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

TOTAL ACRES:	38.83
PRICE:	\$250,000
Price Per Acre:	\$6,438.32
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:	49.6 NCCPI
Taxable Acres:	38.5
Net RE Taxes:	\$103.60
Taxes Payable In:	2023
Topography:	Level to Gently Rolling

DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

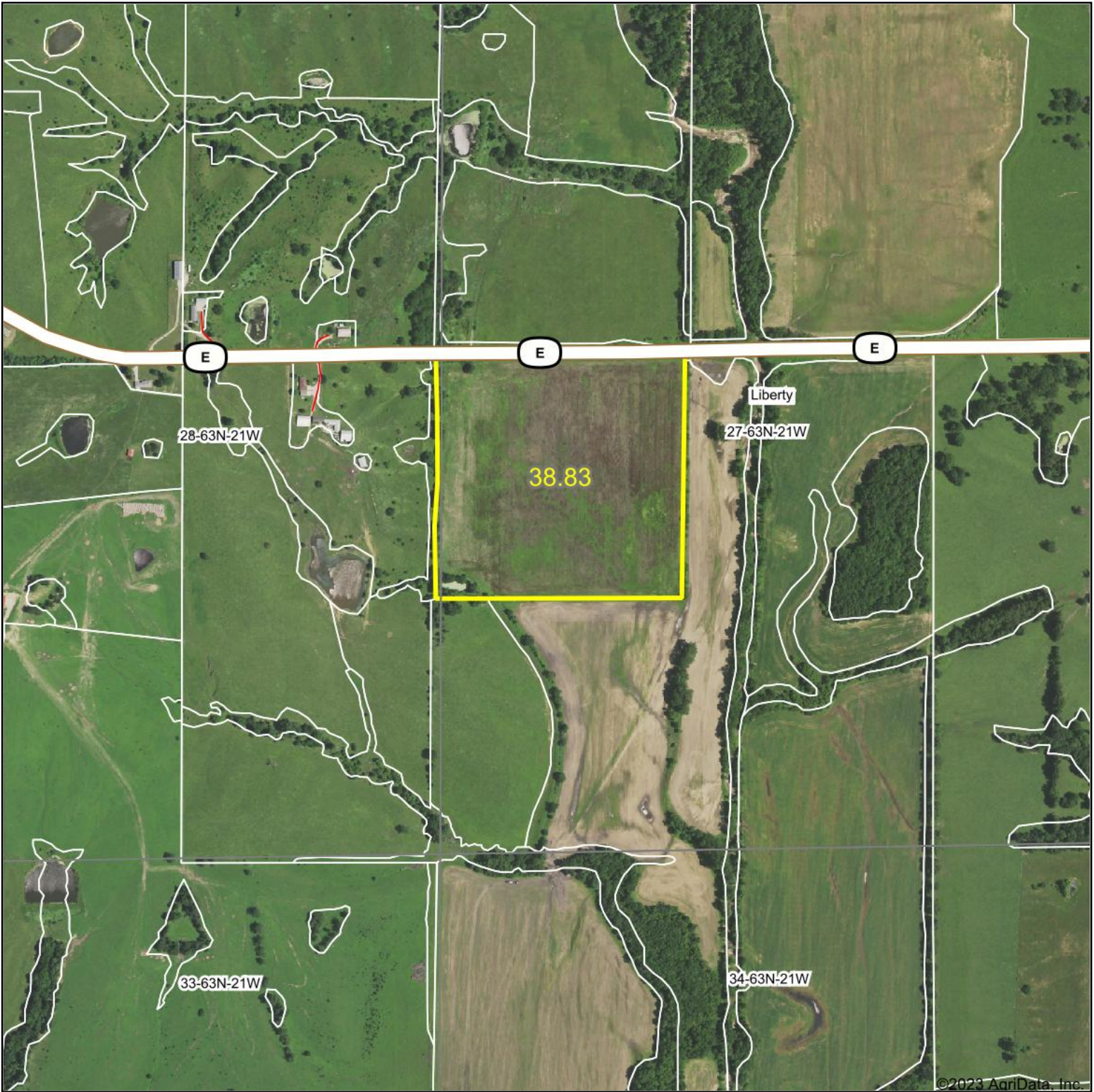
ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

Aerial Map - Tillable Acres



©2023 AgriData, Inc.



Map Center: 40° 13' 44.26, -93° 15' 4.66



27-63N-21W
Sullivan County
Missouri

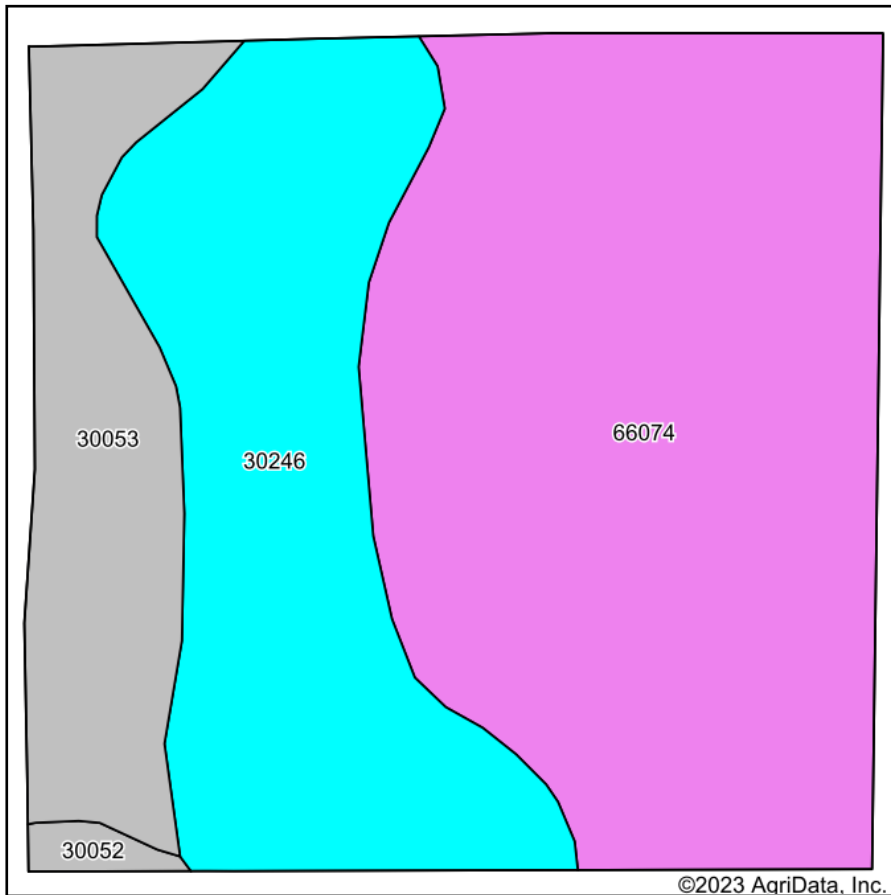


5/5/2023

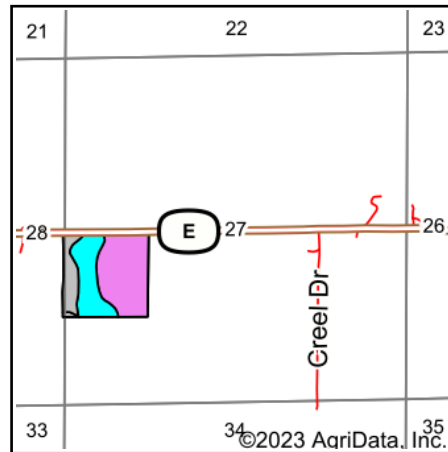
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

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

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Sullivan**
 Location: **27-63N-21W**
 Township: **Liberty**
 Acres: **38.83**
 Date: **5/5/2023**



Maps Provided By:



Area Symbol: MO211, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
66074	Chequest silty clay loam, 0 to 2 percent slopes, frequently flooded	21.06	54.2%		IIIw				23
30246	Olmitz loam, heavy till, 2 to 5 percent slopes	11.65	30.0%		Ile	152	62	41	92
30053	Gara clay loam, 14 to 20 percent slopes, severely eroded	5.79	14.9%		VIe				60
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	0.33	0.8%		VIe				63
Weighted Average					3.17	45.6	18.6	12.3	*n 49.6

*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-27-T68N-R21W

RTE

S-28-T68N-R21W

1
38.83

All Measurements are
For FSA Programs Only

Sullivan Co. FSA

1:2,160

Program Year: 2023

Created: 3/27/2023

Flown: 2020-06-24



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 Unless notated on Map

clu

crp

plss

Farm 3136
Tract 2873

MISSOURI
SULLIVAN



United States Department of Agriculture
Farm Service Agency

FARM : 3136

Prepared : 4/27/23 10:22 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
38.83	38.83	38.83	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	38.83	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
-----------	------------	-----------------------------	-----------	-----

NOTES

Empty box for notes.

Tract Number : 2873
Description : D6/S20,21,28/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 : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : TERRY A LEHRMAN, MS MICHELE C LEHRMAN
Other Producers : LEHRMAN FARMS LLC
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.83	38.83	38.83	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	38.83	0.00	0.00	0.00	0.00	0.00

MISSOURI
SULLIVAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3136
Prepared : 4/27/23 10:22 AM CST
Crop Year : 2023

Abbreviated 156 Farm Record

DCP Crop Data

Tract 2873 Continued ...

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

NOTES

--

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



County Road E