

Clearmont, MO - Nodaway County
Bottom Land Row Crop
422 +/- Total Acres
\$7000 / Acre



Price: \$2,954,000.00

Legal: Twn 66, Rng 36, Sec 29,30

Location: Nodaway Co., Clearmont, MO. 2 miles East of Clearmont, 1 mile South of Clearmont, East on 160th Street.

Est. Income:

392.4+/- tillable x \$250 = \$98,100

10.0 CRP x \$68.80 = \$688

75,000 bu. Grain storage

& Improvements = \$7,500

Total Estimated Income = \$106,288

One nice farm house, 54x90 machine shed with concrete floor, 75,000 bushel brock bins new 2004. Extensive tiling and conservation work done in past 5-10yrs.

Est. Taxes: average \$8.70 acre, excluding new bins.

Est. DCP Payment: \$4865 annually.



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