

DeKalb County, Missouri

Row Crop Land

\$2750/Acre



Location: Land is located app 2 miles East of Union Star Missouri. Farm offers app. 1.25 miles of highway 169 road frontage.

Price: \$935,000.

Land: Land offers gently rolling hill row crop land.

Income: Farm is currently being used as Row Crop Land. Estimated cash rent = 268.1+/- tillable acres x \$130 = \$34,853. Potential hunting lease of 340+/- acres x \$10 = \$3400. Total potential income = \$38,253.

Legal: TWN 60N, RNG 32W, SEC 31.
TWN 60N, RNG 33W, SEC 36.

FSA Information: Of the total 340+/- acres, 268.1+/- are tillable acres according to the FSA Office. Farm offers Wheat Base 59.3, Corn Base 116.1, Soybean Base 62.8. Total Base Acres = 238.2. Farm currently has est DCP Payment of \$4,360 or \$16.36/tillable acre.

No Trespassing without Listing Realtor Approval.



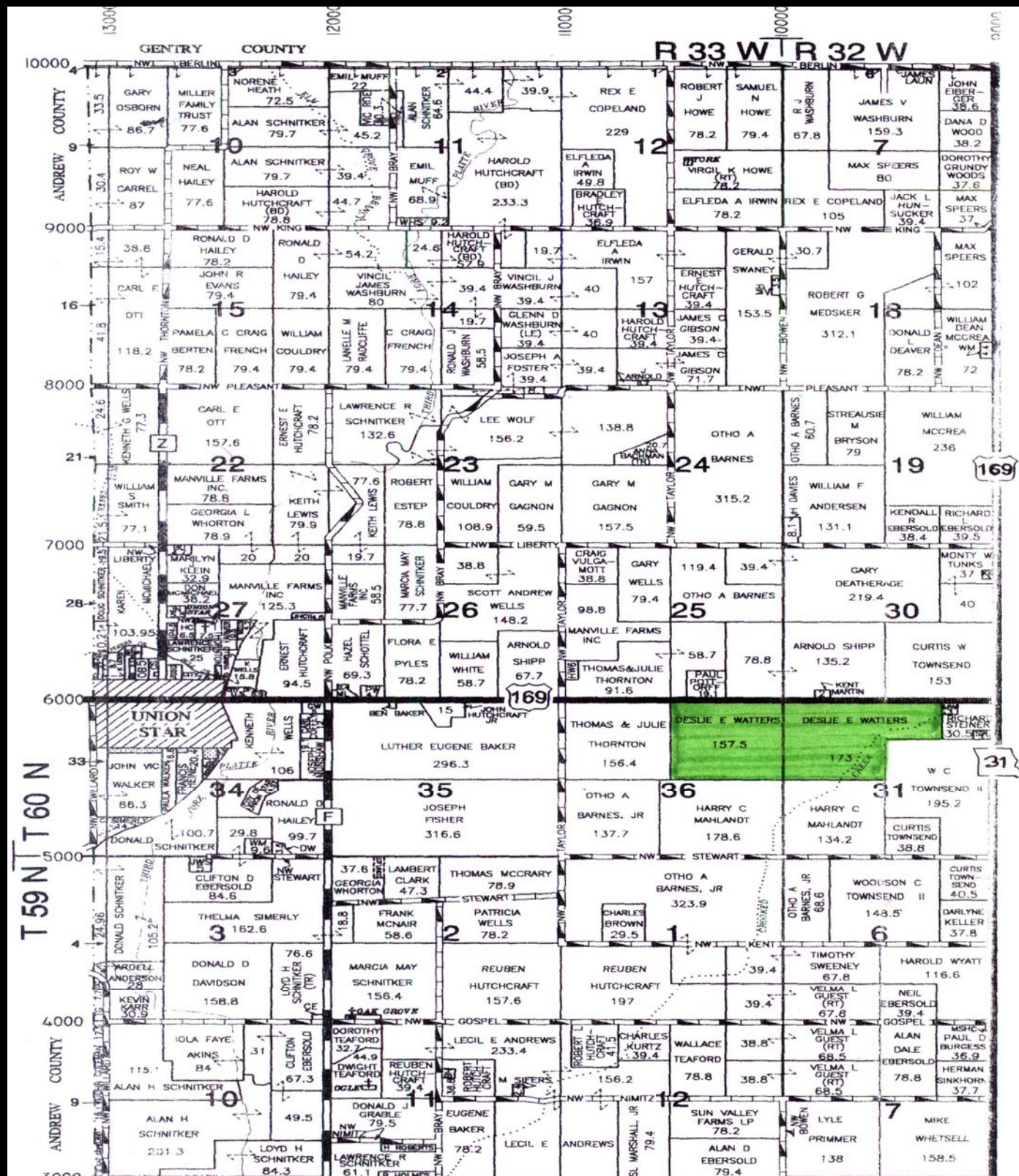
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United States Department of Agriculture
Farm Service Agency



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