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# LAND FOR SALE

**519.2± Acres Offered in Five Tracts  
Lewis County, Missouri**

OFFERED AT  
**\$4,176,990**

## Highlights:

- Farmland consisting of large open fields
- Open pasture with several cattle barns and pole barns
- A few large ponds and lakes

L-2600048  
A-20513-1,-2,-3



**For additional information, please contact:**

**John Benz, AFM/Agent**

**(217) 461-4390 or (217) 440-0875**

**[JBenz@FarmersNational.com](mailto:JBenz@FarmersNational.com)**



# Property Information

## Directions to Property:

Six miles north of Canton, Missouri, off of Highway 81 then one mile east of CR 115.

## Legal Description:

Lewis County, part of Sections 28, 29, 32 and 33, T63N R6W.

## Improvements:

Cattle shed and calving barn with concrete lots, pole barn and machine shed on Tract 3.

## Farm Data:

- Tract 1:**  
165.5 surveyed acres  
103.03 tillable acres
- Tract 2:**  
60.8 surveyed acres  
54.75 tillable acres
- Tract 3:**  
129.5 surveyed acres  
65.04 hay acres
- Tract 4:**  
80 surveyed acres  
72.17 tillable acres
- Tract 5:**  
83.4 surveyed acres  
75.16 tillable acres

## 2024 Estimated Taxes:

- Tract 1:** \$704.00
- Tract 2:** \$258.00
- Tract 3:** \$435.00
- Tract 4:** \$340.00
- Tract 5:** \$354.00



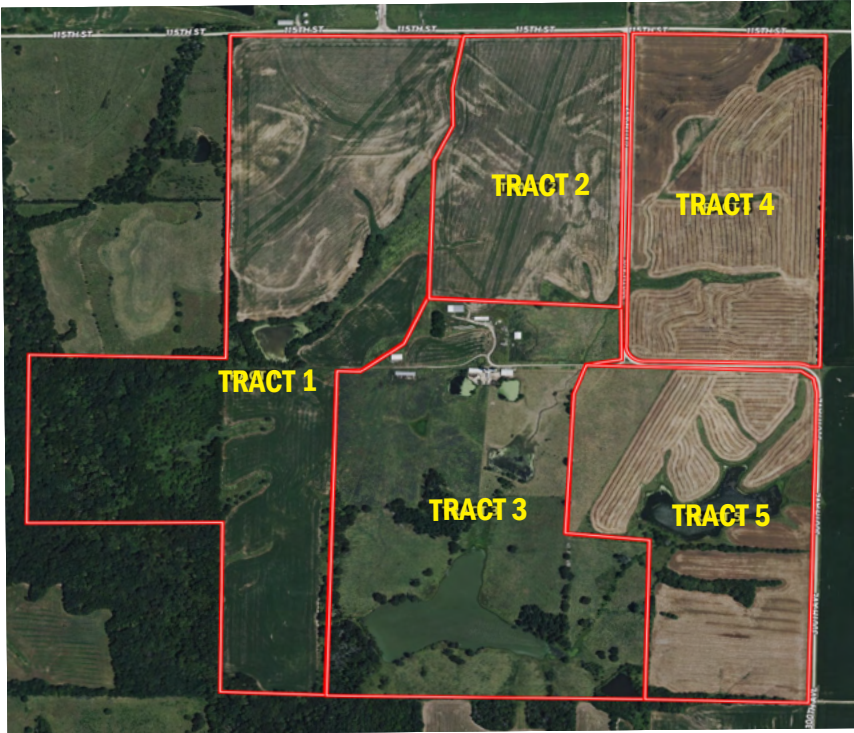
## FSA Information:

| Tract 1:                             | Base         | Yield       |
|--------------------------------------|--------------|-------------|
| Wheat                                | 21.11 acres  | 43 bushels  |
| Corn                                 | 59.07 acres  | 119 bushels |
| Soybeans                             | 23.25 acres  | 41 bushels  |
| Tract 2:                             | Base         | Yield       |
| Wheat                                | 11.22 acres  | 43 bushels  |
| Corn                                 | 31.39 acres  | 119 bushels |
| Soybeans                             | 12.00 acres  | 41 bushels  |
| <b>Tract 3:</b><br>No tillable acres |              |             |
| Tract 4:                             | Base         | Yield       |
| Wheat                                | 15.00 acres  | 43 bushels  |
| Corn                                 | 41.38 acres  | 119 bushels |
| Soybeans                             | 16.00 acres  | 41 bushels  |
| Tract 5:                             | Base         | Yield       |
| Wheat                                | 15.40 acres  | 43 bushels  |
| Corn                                 | 43.09 acres  | 119 bushels |
| Soybeans                             | 16.197 acres | 41 bushels  |

## Price:

- Tract 1:** \$1,241,250
- Tract 2:** \$ 608,000
- Tract 3:** \$ 906,500
- Tract 4:** \$ 704,000
- Tract 5:** \$ 717,240

## Aerial Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Tract 1

Soils Map



| SOIL CODE | SOIL DESCRIPTION                                                        | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|-------------------------------------------------------------------------|-----------|-------|-----|-------|------|
| 30096     | Keswick clay loam, Audrain-Shelby plain, 9 to 14 percent slopes, eroded | 43.39     | 26.61 | 0   | 57    | 4e   |
| 30106     | Kilwinning silt loam, 1 to 5 percent slopes                             | 32.33     | 19.83 | 0   | 65    | 3e   |
| 60244     | Winfield silt loam, 5 to 10 percent slopes, eroded                      | 22.79     | 13.98 | 0   | 79    | 3e   |
| 36072     | Blackoar silt loam, 1 to 4 percent slopes, frequently flooded           | 22.18     | 13.6  | 0   | 70    | 3w   |
| 50001     | Armstrong loam, 5 to 9 percent slopes, eroded                           | 15.25     | 9.35  | 0   | 66    | 4e   |
| 30039     | Armstrong loam, 9 to 14 percent slopes, eroded                          | 12.21     | 7.49  | 0   | 63    | 4e   |
| 60031     | Winfield silt loam, 9 to 14 percent slopes, eroded                      | 10.67     | 6.54  | 0   | 77    | 6e   |
| 50057     | Putnam silt loam, 1 to 3 percent slopes                                 | 4.23      | 2.59  | 0   | 65    | 3w   |
| TOTALS    |                                                                         | 163.05(*) | 100%  | -   | 66.23 | 3.63 |



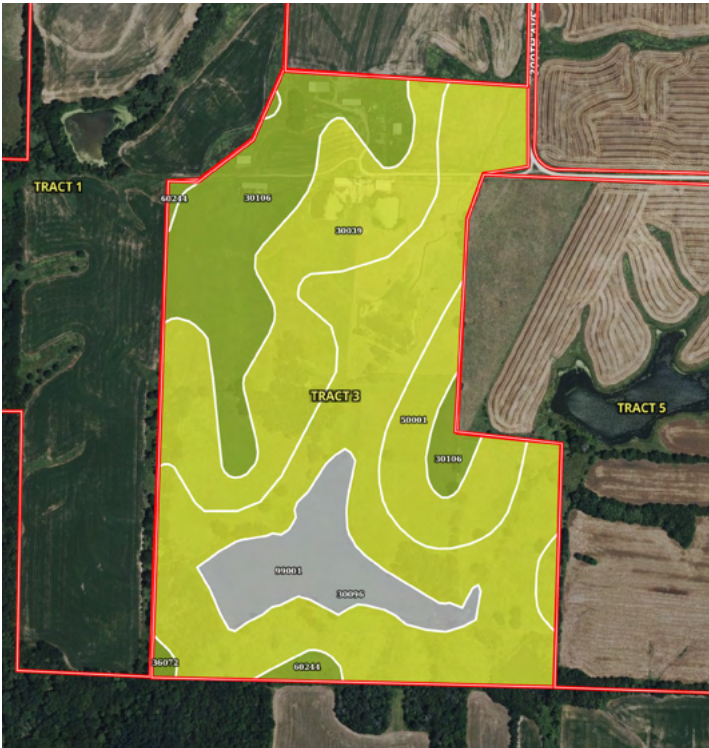
Soils Map



| SOIL CODE | SOIL DESCRIPTION                                                        | ACRES    | %     | CPI | NCCPI | CAP  |
|-----------|-------------------------------------------------------------------------|----------|-------|-----|-------|------|
| 30106     | Kilwinning silt loam, 1 to 5 percent slopes                             | 22.61    | 38.94 | 0   | 65    | 3e   |
| 50001     | Armstrong loam, 5 to 9 percent slopes, eroded                           | 15.52    | 26.73 | 0   | 66    | 4e   |
| 30039     | Armstrong loam, 9 to 14 percent slopes, eroded                          | 10.37    | 17.86 | 0   | 63    | 4e   |
| 30096     | Keswick clay loam, Audrain-Shelby plain, 9 to 14 percent slopes, eroded | 5.54     | 9.54  | 0   | 57    | 4e   |
| 50057     | Putnam silt loam, 1 to 3 percent slopes                                 | 3.7      | 6.37  | 0   | 65    | 3w   |
| 60244     | Winfield silt loam, 5 to 10 percent slopes, eroded                      | 0.32     | 0.55  | 0   | 79    | 3e   |
| TOTALS    |                                                                         | 58.06(*) | 100%  | -   | 64.22 | 3.54 |



Soils Map

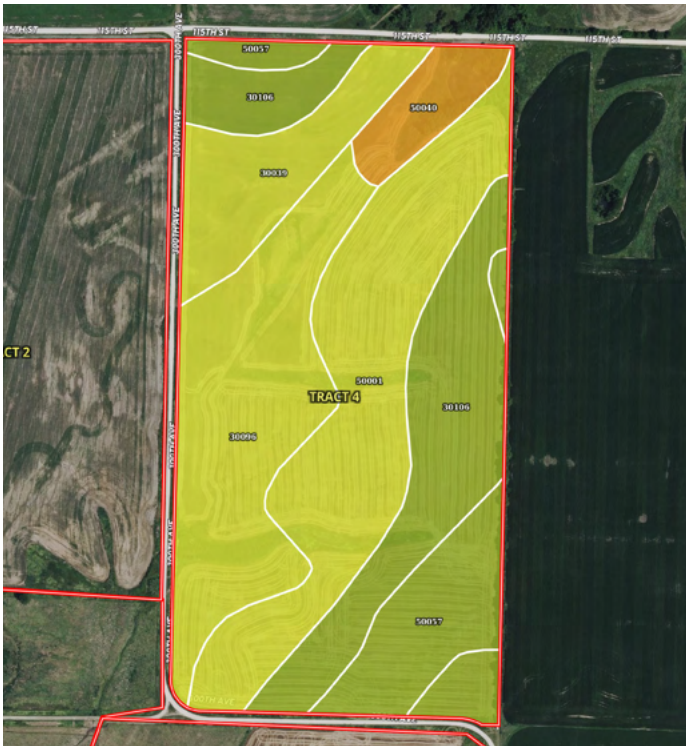


| SOIL CODE | SOIL DESCRIPTION                                                        | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|-------------------------------------------------------------------------|-----------|-------|-----|-------|------|
| 30096     | Keswick clay loam, Audrain-Shelby plain, 9 to 14 percent slopes, eroded | 52.59     | 41.83 | 0   | 57    | 4e   |
| 30039     | Armstrong loam, 9 to 14 percent slopes, eroded                          | 25.16     | 20.01 | 0   | 63    | 4e   |
| 30106     | Kilwinning silt loam, 1 to 5 percent slopes                             | 23.45     | 18.65 | 0   | 65    | 3e   |
| 99001     | Water                                                                   | 11.53     | 9.17  | 0   | -     | -    |
| 50001     | Armstrong loam, 5 to 9 percent slopes, eroded                           | 10.92     | 8.69  | 0   | 66    | 4e   |
| 60244     | Winfield silt loam, 5 to 10 percent slopes, eroded                      | 1.61      | 1.28  | 0   | 79    | 3e   |
| 36072     | Blackoar silt loam, 1 to 4 percent slopes, frequently flooded           | 0.46      | 0.37  | 0   | 70    | 3w   |
| TOTALS    |                                                                         | 125.72(*) | 100%  | -   | 55.58 | 3.78 |





Soils Map



| SOIL CODE | SOIL DESCRIPTION                                                        | ACRES   | %     | CPI | NCCPI | CAP  |
|-----------|-------------------------------------------------------------------------|---------|-------|-----|-------|------|
| 50001     | Armstrong loam, 5 to 9 percent slopes, eroded                           | 20.13   | 26.51 | 0   | 66    | 4e   |
| 30096     | Keswick clay loam, Audrain-Shelby plain, 9 to 14 percent slopes, eroded | 18.07   | 23.8  | 0   | 57    | 4e   |
| 30106     | Kilwinning silt loam, 1 to 5 percent slopes                             | 17.74   | 23.37 | 0   | 65    | 3e   |
| 50057     | Putnam silt loam, 1 to 3 percent slopes                                 | 8.46    | 11.14 | 0   | 65    | 3w   |
| 30039     | Armstrong loam, 9 to 14 percent slopes, eroded                          | 7.9     | 10.41 | 0   | 63    | 4e   |
| 50040     | Lindley loam, 14 to 20 percent slopes, eroded                           | 3.6     | 4.74  | 0   | 66    | 6e   |
| TOTALS    |                                                                         | 75.9(*) | 100%  | -   | 63.18 | 3.75 |



## Tract 5

## Soils Map



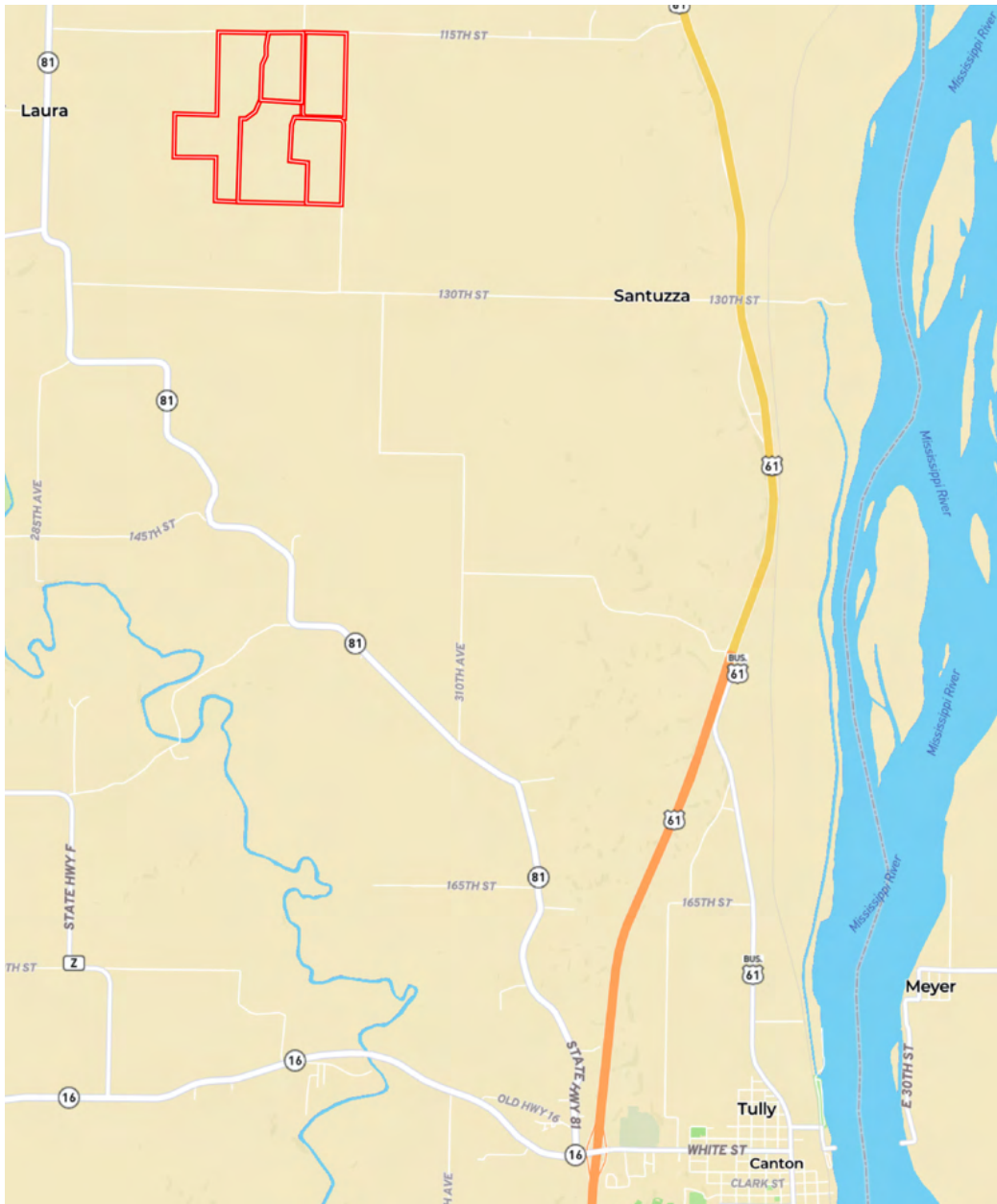
| SOIL CODE | SOIL DESCRIPTION                                                        | ACRES    | %     | CPI | NCCPI | CAP  |
|-----------|-------------------------------------------------------------------------|----------|-------|-----|-------|------|
| 50001     | Armstrong loam, 5 to 9 percent slopes, eroded                           | 29.27    | 36.02 | 0   | 66    | 4e   |
| 30106     | Kilwinning silt loam, 1 to 5 percent slopes                             | 23.28    | 28.65 | 0   | 65    | 3e   |
| 30096     | Keswick clay loam, Audrain-Shelby plain, 9 to 14 percent slopes, eroded | 12.55    | 15.44 | 0   | 57    | 4e   |
| 50057     | Putnam silt loam, 1 to 3 percent slopes                                 | 9.42     | 11.59 | 0   | 65    | 3w   |
| 99001     | Water                                                                   | 6.74     | 8.29  | 0   | -     | -    |
| TOTALS    |                                                                         | 81.26(*) | 100%  | -   | 58.73 | 3.56 |



# LAND FOR SALE

**519.2± Acres | Lewis County, Missouri**

**Location Map**



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