

LAND FOR SALE

70+/- Acres • Lewis County, Missouri
Offered at \$196,000

Highlights:

- Small tract with excellent hunting
- Quick Drive from Quincy and about two miles off of Highway 61
- Five miles north of Canton
- Peace and quiet

A-20513

Property Location: Approximately five miles north of Canton.

For additional information, please contact:

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Property Information

Legal Description: Part of the East Half of the Northeast Quarter of Section 5, Township 62N, Range 6W in Lewis County, Missouri.

Farm Data:

Hayland 18 acres
 Timber 52 acres
 Total 70 acres

Property Description: Great recreational tract. Mostly rolling woods with some income and/or food plot ground. Less than half hour from Quincy. Good homesite.

Taxes: \$63.20



Boundary 68.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	18.8	27.56	3e
50042	Lindley loam, 20 to 35 percent slopes, eroded	16.7	24.53	6e
50040	Lindley loam, 14 to 20 percent slopes, eroded	17.1	25.11	6e
66040	Kickapoo fine sandy loam, 0 to 2 percent slopes, frequently flooded	14.7	21.57	3w
50001	Armstrong loam, 5 to 9 percent slopes, eroded	0.8	1.23	4e
TOTALS		68.2	100%	4.5

Information provided was obtained from sources deemed reliable, however, 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 are the designated agents for the seller.