

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

**1,004.8± Acres Offered in Eight Tracts
Lewis and Clark Counties, Missouri**

OFFERED AT
\$8,037,770

Highlights:

- Farmland consist of large open fields
- Recreational land has numerous ponds and lakes
- Cabin in the woods is very secluded



For additional information, please contact:

John Benz, AFM/Agent

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

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Property Information

Directions to Property:

700 CR 483 Canton, Missouri. 12 miles north of Canton off of Highway 81. North Farm on CR 371, South Farm on CR 115.

Legal Description:

Clark County, Sec. 17 and 19, T63N R6W
Lewis County, Sec. 19 and 20,T63N, R6W and Sec. 29 and 32, T63N R6W

Improvements:

House/cabin on Tract 3, pole barn on Tract 1, pole barn on Tract 5. Cattle shed and calving barn with concrete lots, pole barn and machine shed on Tract 8.

Farm Data:

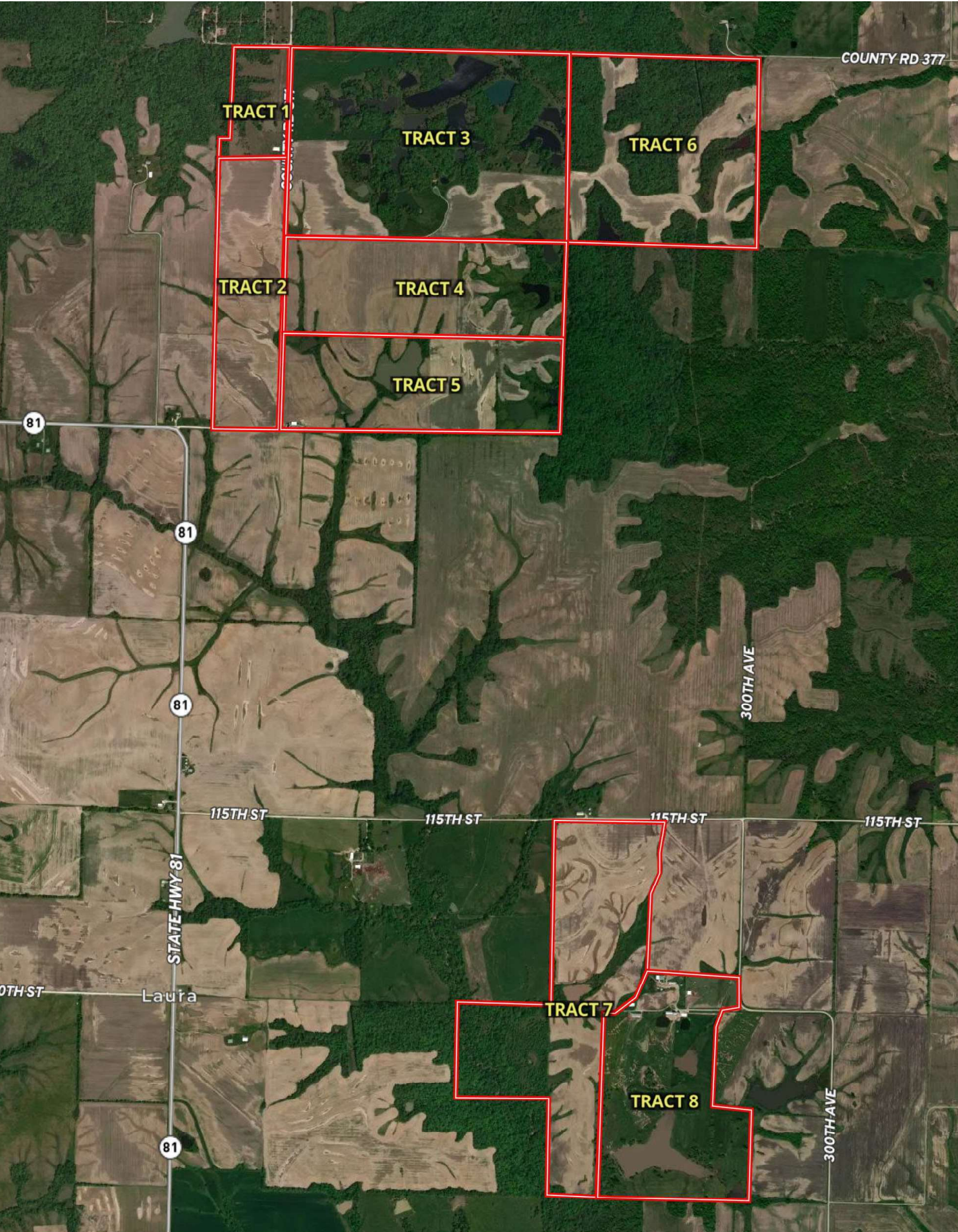
- Tract 1:**
30.3 surveyed acres
16.01 hay acres
- Tract 2: Sale Pending!**
82 surveyed acres
77.97 tillable acres
- Tract 3: Sale Pending!**
235.8 surveyed acres
73.26 tillable acres
66.42 hay acres
- Tract 4: Sale Pending!**
121.9 surveyed acres
91.4 tillable acres
13.44 hay acres
- Tract 5: Sale Pending!**
120.5 surveyed acres
82.19 tillable acres
8.58 hay acres
- Tract 6: Sale Pending!**
159.3 surveyed acres
60.88 tillable acres
- Tract 7:**
165.5 surveyed acres
103.03 tillable acres
- Tract 8:**
129.5 surveyed acres
65.04 hay acres

FSA Information:

Tract 1: No tillable acres		
Tract 2:	Base	PLC Yield
Wheat	15.98 acres	43 bushels
Corn	44.70 acres	119 bushels
Sorghum	0.50 acres	74 bushels
Soybeans	16.80 acres	41 bushels
Tract 3:	Base	PLC Yield
Wheat	15.01 acres	43 bushels
Corn	42.00 acres	119 bushels
Sorghum	0.47 acres	74 bushels
Soybeans	15.79 acres	41 bushels
Tract 4:	Base	PLC Yield
Wheat	18.69 acres	43 bushels
Corn	52.28 acres	119 bushels
Sorghum	0.58 acres	74 bushels
Soybeans	19.65 acres	41 bushels
Tract 5:	Base	PLC Yield
Wheat	16.84 acres	43 bushels
Corn	47.12 acres	119 bushels
Sorghum	0.52 acres	74 bushels
Soybeans	17.71 acres	41 bushels
Tract 6:	Base	PLC Yield
Wheat	12.47 acres	43 bushels
Corn	34.90 acres	119 bushels
Sorghum	0.39 acres	74 bushels
Soybeans	13.12 acres	41 bushels
Tract 7:	Base	PLC Yield
Wheat	21.11 acres	43 bushels
Corn	59.07 acres	119 bushels
Sorghum	0.66 acres	74 bushels
Soybeans	22.20 acres	41 bushels
Tract 8: No tillable acres		
2024 Taxes:		
Tract 1: \$87.57		
Tract 2: \$208.28		
Tract 3: \$990.36		
Tract 4: \$459.36		
Tract 5: \$454.29		
Tract 6: \$677.03		
Tract 7: \$703.38		
Tract 8: \$435.12		

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.

Aerial Map



Tract 1

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50042	Lindley loam, 20 to 35 percent slopes, eroded	10.08	35.17	0	46	6e
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	9.66	33.71	0	70	3e
30097	Keswick loam, 12 to 18 percent slopes, eroded	8.31	29.0	0	48	6e
50015	Adco silt loam, 1 to 5 percent slopes	0.61	2.13	0	63	3e
TOTALS		28.66(*)	100%	-	55.03	4.92

Tract 2

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50015	Adco silt loam, 1 to 5 percent slopes	28.55	35.38	0	63	3e
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	21.26	26.35	0	61	3e
30106	Kilwinning silt loam, 1 to 5 percent slopes	13.18	16.33	0	65	3e
50057	Putnam silt loam, 1 to 3 percent slopes	8.34	10.34	0	65	3w
30039	Armstrong loam, 9 to 14 percent slopes, eroded	5.35	6.63	0	63	4e
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	4	4.96	0	70	3e
TOTALS		80.68(*)	100%	-	63.35	3.07

Tract 3

Soils Map



SALE PENDING!



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50042	Lindley loam, 20 to 35 percent slopes, eroded	97.64	41.93	0	46	6e
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	48.4	20.79	0	70	3e
50015	Adco silt loam, 1 to 5 percent slopes	41.5	17.82	0	63	3e
36113	Klum fine sandy loam, 1 to 3 percent slopes, frequently floded	17.03	7.31	0	61	3w
30039	Armstrong loam, 9 to 14 percent slopes, eroded	14.63	6.28	0	63	4e
30097	Keswick loam, 12 to 18 percent slopes, eroded	13.66	5.87	0	48	6e
TOTALS		232.86(*)	100%	-	56.3	4.5

Tract 4

Soils Map



SALE PENDING!



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50015	Adco silt loam, 1 to 5 percent slopes	45.74	38.38	0	63	3e
30039	Armstrong loam, 9 to 14 percent slopes, eroded	35.52	29.8	0	63	4e
30097	Keswick loam, 12 to 18 percent slopes, eroded	22.03	18.48	0	48	6e
50057	Putnam silt loam, 1 to 3 percent slopes	14.21	11.92	0	65	3w
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	1.28	1.07	0	61	3e
50042	Lindley loam, 20 to 35 percent slopes, eroded	0.4	0.34	0	46	6e
TOTALS		119.18(*)	100%	-	60.39	3.86

Tract 5

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30039	Armstrong loam, 9 to 14 percent slopes, eroded	48.77	41.41	0	63	4e
30106	Kilwinning silt loam, 1 to 5 percent slopes	19.65	16.69	0	65	3e
30096	Keswick clay loam, Audrain-Shelby plain, 9 to 14 percent slopes, eroded	13.22	11.23	0	57	4e
50057	Putnam silt loam, 1 to 3 percent slopes	11.98	10.17	0	65	3w
50015	Adco silt loam, 1 to 5 percent slopes	11.71	9.94	0	63	3e
99001	Water	7.09	6.02	0	-	-
50042	Lindley loam, 20 to 35 percent slopes, eroded	5.28	4.48	0	46	6e
30097	Keswick loam, 12 to 18 percent slopes, eroded	0.05	0.04	0	48	6e
TOTALS		117.75(*)	100%	-	58.29	3.7

Tract 6

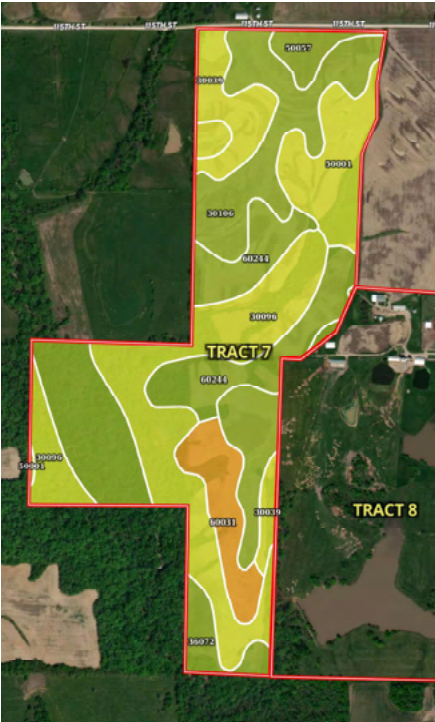
Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50042	Lindley loam, 20 to 35 percent slopes, eroded	63.1	39.92	0	46	6e
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	57.06	36.1	0	70	3e
30097	Keswick loam, 12 to 18 percent slopes, eroded	24.24	15.33	0	48	6e
60248	Winfield silt loam, 5 to 12 percent slopes, eroded	13.6	8.6	0	74	4e
36113	Klum fine sandy loam, 1 to 3 percent slopes, frequently floded	0.07	0.04	0	61	3w
TOTALS		158.07(*)	100%	-	57.39	4.74

Tract 7

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

Tract 8

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

LAND FOR SALE

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Location Map



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