

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

119.80± Acres, Atchison County, Missouri

OFFERED AT
\$650,000

Highlights:

- Close to grain markets in Hamburg, Iowa, and Rock Port, Missouri
- Accessible by good farm to market roads
- Prime wildlife habitat



For additional information, please contact:

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Property Information

Directions to Property:

From the intersection of Highway 275 and J64 on the east side of Hamburg, Iowa, travel mostly south and then east until you intersect with Highway CC. From that intersection, travel north on Highway CC one-half mile and the farm is on the west side of the road.

Legal Description:

The S1/2 of the NE1/4 and the NE1/4 of the SE1/4 of Section 12 township 66 Range 42, 119.80+/- taxable acres.

Property Description:

This tract has good location to local markets as well as productive soils. The property would make a nice addition to your existing farm land portfolio as well as provide some recreational opportunities.

Farm Data:

Cropland 106.31 acres
Woods 16.28 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	37.40 acres	93 bushels
Oats	1.80 acres	49 bushels

Taxes: \$531.68

Price: \$650,000

Additional Comments:

Current lease is a cash lease that expires February 28, 2027. Sellers are retaining 2026 cash rent income.

Location 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.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10033	Ida silt loam, 14 to 25 percent slopes, eroded	45.22	38.98	0	55	6e
10034	Ida silt loam, 9 to 14 percent slopes, eroded	33.51	28.89	0	68	3e
13628	Napier-Gullied land complex, 5 to 14 percent slopes	16.37	14.11	0	12	4e
10109	Monona silt loam, 2 to 5 percent slopes	12.55	10.82	0	88	2e
10110	Monona silt loam, 5 to 9 percent slopes, eroded	8.36	7.21	0	81	3e
TOTALS		116.0 1(*)	100%	-	58.13	4.2



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