

**Farmers
National
Company™**

www.FarmersNational.com

A-75886

**SCAN THE QR CODE
FOR MORE INFO!**



LAND FOR SALE

192± Acres, Butler County, Missouri

**OFFERED AT
\$995,000**

Highlights:

- **Irrigated Leveled Farmland**
- **Timber with Excellent Deer Hunting**
- **Black River Frontage**



For additional information, please contact:

Bill Shannon, Broker | (870) 761-5649

BShannon@FarmersNational.com

Property Information

Directions to Property: In Poplar Bluff, Missouri take Main St north to Marble Hill Road. Continue on Marble Hill Road to Honeysuckle Lane. Turn left on Honeysuckle Lane. Continue on Honeysuckle Lane .6 miles to the southeast corner of the farm.

Legal Description: NE1/4 &SE1/4NW1/4 except 8 acres lying on the west side of the NW1/4NE/14 and excepting all public roads and right of way, S21, T25N, R6E

Property Description: Farmland is 95% leveled and irrigated with a river pump and underground pipe. The woods on the west side of the property provide excellent deer hunting. The Black River adjoins the north side of the farm.

FSA Information:

	Base	Yield
Corn	45.3 acres	99 bushels
Soybeans	39.1 acres	32 bushels
Rice	38.4 acres	4,822 pounds

Farm Data:

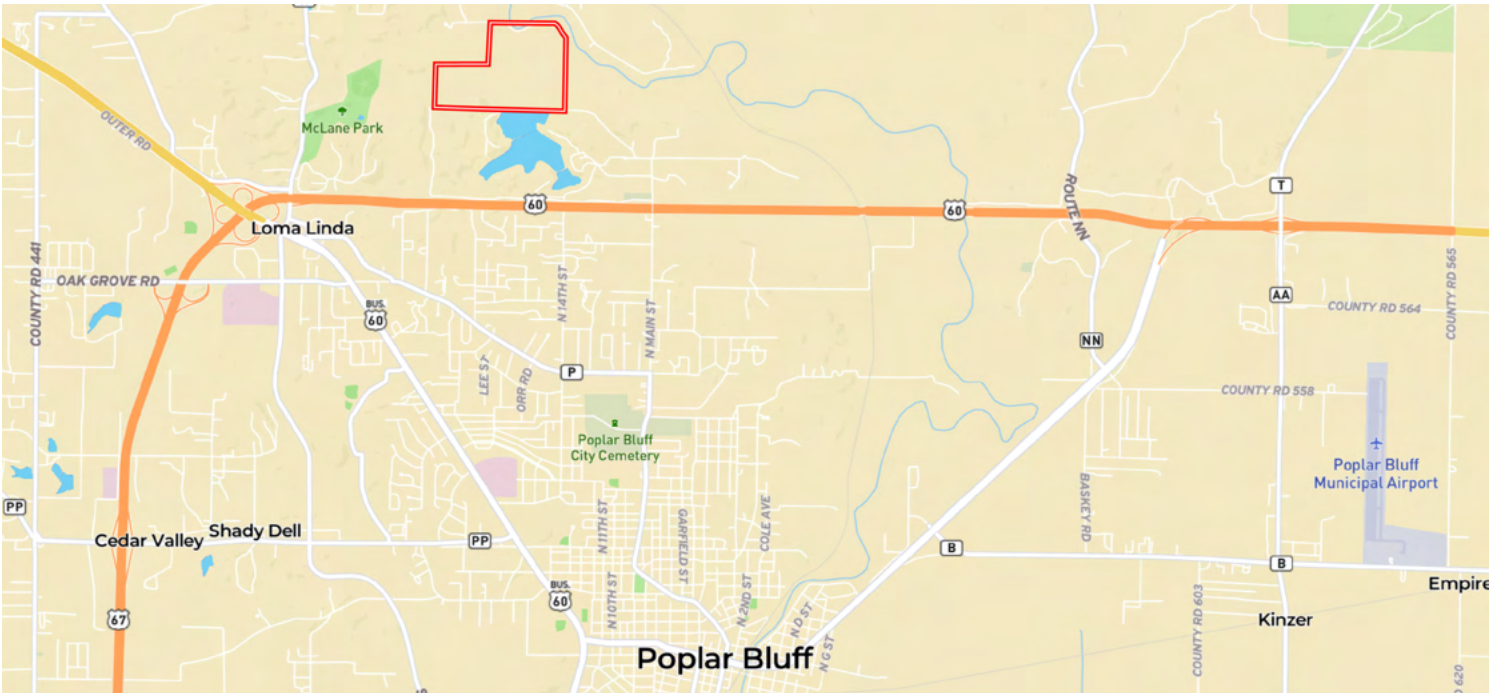
Cropland	122.88 acres
Non-crop	4.93 acres
Timber	64.19 acres
Total	192.0 acres

Taxes: \$400.92



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.

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
74699	Baylock silt loam, 0 to 3 percent slopes, occasionally flooded	114.64	59.1	0	83	3w
75430	Wideman fine sandy loam, 0 to 3 percent slopes, occasionally flooded	49.24	25.38	0	63	3w
75381	Bearthicket silt loam, 0 to 2 percent slopes, rarely flooded	21.17	10.91	0	90	2s
73140	Clarksville-Scholten complex, 15 to 45 percent slopes, very stony	6.75	3.48	0	9	6s
99001	Water	1.31	0.68	0	-	-
73395	Clarksville very gravelly silt loam, 3 to 8 percent slopes	0.87	0.45	0	49	4e
TOTALS		193.98(*)	100%	-	75.4	3.0

LAND FOR SALE

192± Acres, Butler County, Missouri

**SCAN THE QR CODE
FOR MORE INFO!**



www.FarmersNational.com

**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities**