

# LAND FOR SALE

**58+/- Acres • Knox County, Missouri**  
**Offered at \$232,000**

## Highlights:

- Ideal deer and turkey hunting with mix of crops, woods and water sources
- Mix of income earning farmland and recreational opportunities
- Many good building sites with rural water and electricity available



**Property Location:** From Edina, Missouri, go north on Highway 15 approximately one and a half miles to Route AA then go east four miles.

**Legal Description:** SE1/4 of the NE1/4 and the E 1/2 of the NE1/4 of the NE 1/4 all in Section 10 Township 62 Range 11 West, Knox County, Missouri



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**Property Description:** Typical northeast Missouri farm with a mix of cropland, grass and wooded areas. The Farm Service Agency maps show 38.89 acres in crops, 8.04 acres of grass and 11.07 acres of woods. There are two small ponds and a small stream on the farm. There is one older machine shed that is in fair condition. Route AA is a hard surface road that borders the property on the North side. Farmview road is a dirt road that borders the farm on the East side. The property offers good recreational opportunities with plenty of whitetail deer and turkey. Rural water and electricity is available. There are several good building sites on the property. Larger cities like Quincy, Illinois and Kirksville, Missouri are about an hour away while the town of Edina is only 10 minutes away.

**Price:** \$4,000 per surveyed acre or \$232,000

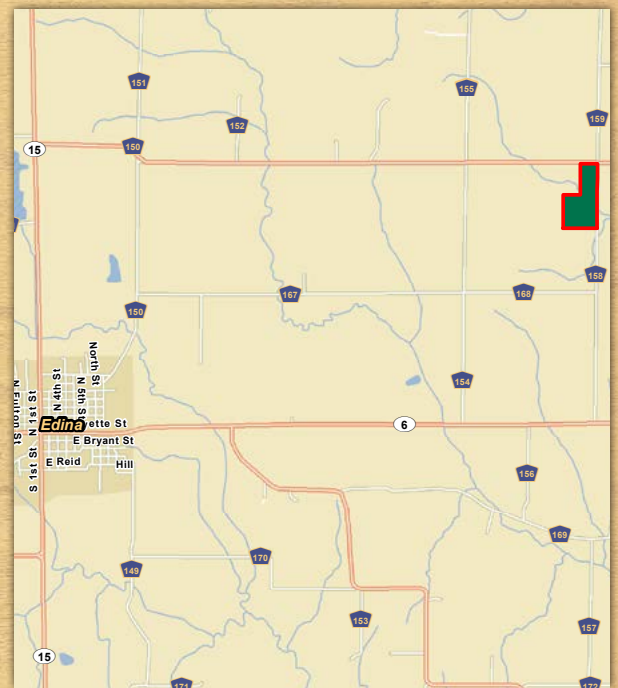
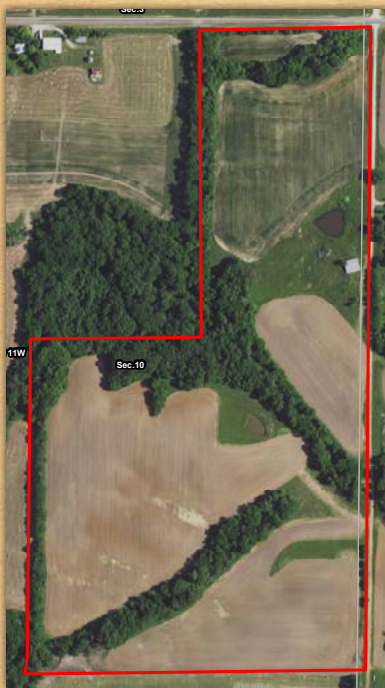
**Taxes:** \$268.32 or \$4.63

**Farm Data:**

Cropland 38.89 acres  
 Hayland 8.04 acres  
 Timber 11.07 acres  
 Total 58.00 acres

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Soybean	40.35 acres	25 bushels



MAP SYMBOL	NAME	NON-IRR	
		LCC	ACRES
30039	Armstrong loam, 9 to 14 percent slopes, eroded	IVe	27.3
30036	Armstrong loam, 5 to 9 percent slopes	IIIe	17.2
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	IIIw	13.5
30106	Kilwinning silt loam, 1 to 5 percent slopes	IIIe	4.1
<b>TOTAL</b>			<b>62.2</b>

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.