

Growthland

Appraisals, Management, Brokerage, & Advising

FARMLAND FOR SALE

Lewis County , MO
200 Acres M/L

Robert & Margaret
Dickey Trust

\$1,180,000 (\$5,900/Acre)



MAURIE CASHMAN

Real Estate Broker

Licensed In IA, IL, MO, NE

☎ 319-377-1143

✉ cashman@growthland.com

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Office: 319-377-1143



Property Details

Lewis County , MO
200 Acres M/L

Legal Description

The W1/2 NE1/4 and the SE1/4 NW1/4 of Section 35, Township 62 North, Range 9 West and the SW1/4 SE1/4 and the SE1/4 SW1/4 in Section 26, Township 62 North, Range 9 West; Lewis County, MO

Township: La Belle

Location

Located 4 miles northeast of La Belle and 10 minutes from Highway 6.

Acreage Breakdown:

Taxable Acres:	200.00
Tillable Acres:	85.66
CRP Acres:	85.66

Soil Productivity: Tillable NCCPI: 69.2

Property Taxes: \$313.34

Parcel Numbers: 09-62-00372.00
09-62-00375.00

School District: Lewis County C-1 School District

Conservation Reserve Program (CRP):

Annual payment of \$13,425 or \$156.73 per acre expires
09/30/2025

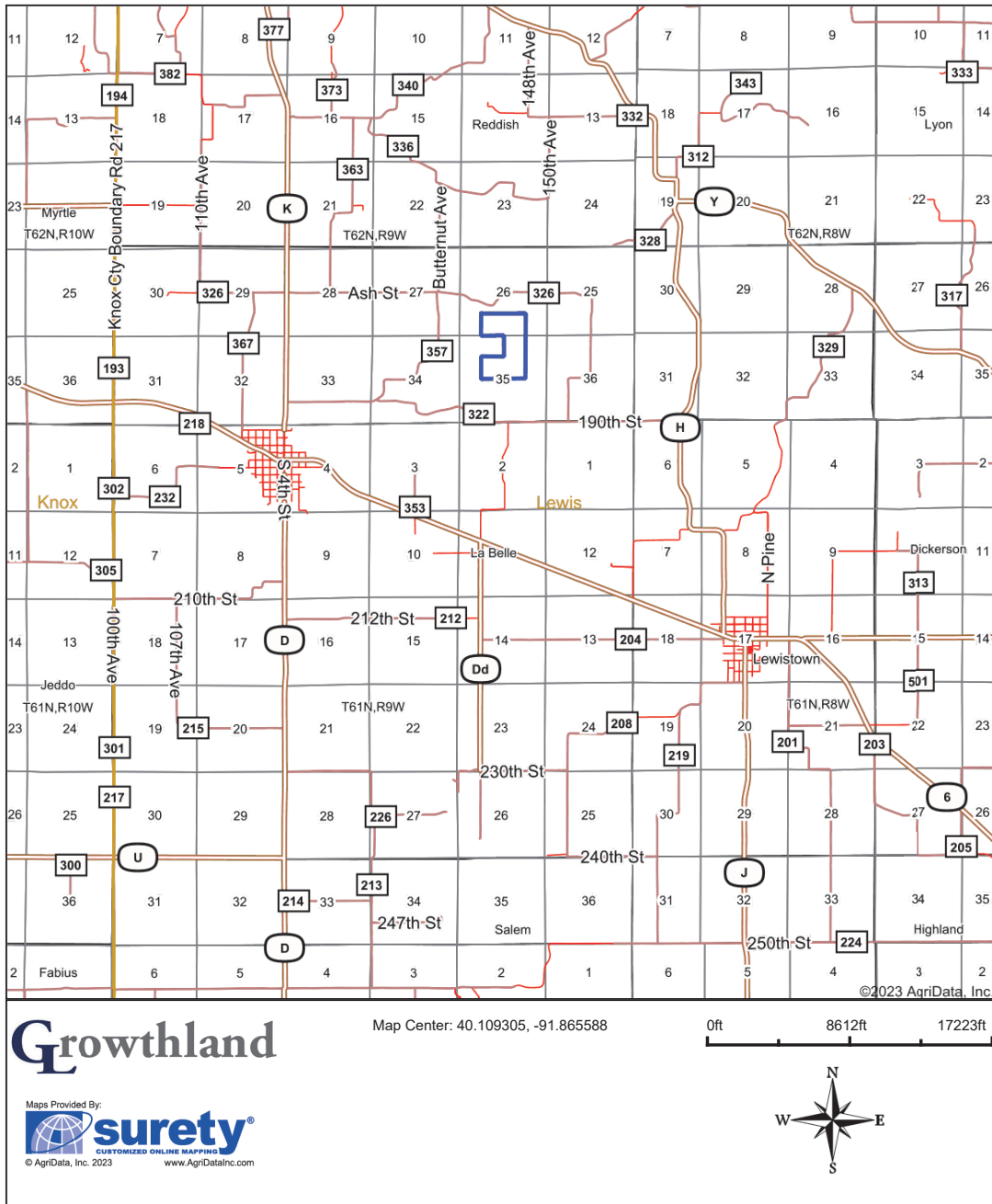
Comments:

Income producing recreational property in an area of NE Missouri known for quality deer herds.

Plat Map

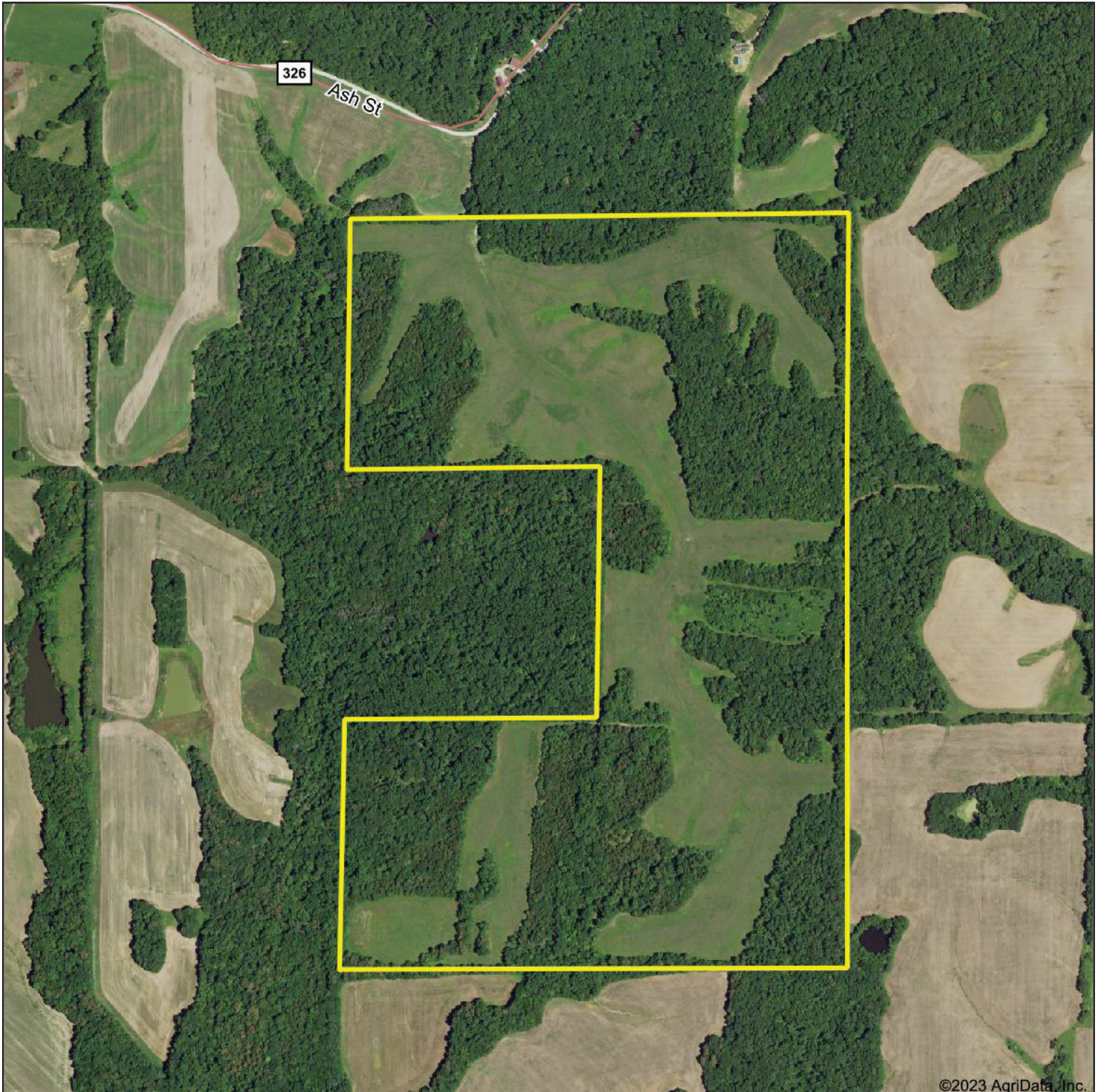
Lewis County, MO
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Overview Map



DISCLAIMER: All information contained in this document has been provided by the subject company to Growthland and, while believed to be correct, has not been verified. Accordingly, Growthland makes no representations or warranties as to the accuracy and truthfulness of such information. The recipient hereof acknowledges that Growthland shall not be liable for any loss or injury suffered by said recipient in any way connected to the delivery by Growthland of this document.

Aerial Map



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Boundary Center: 40.135318, -91.865133



35-62N-9W
Lewis County
Missouri

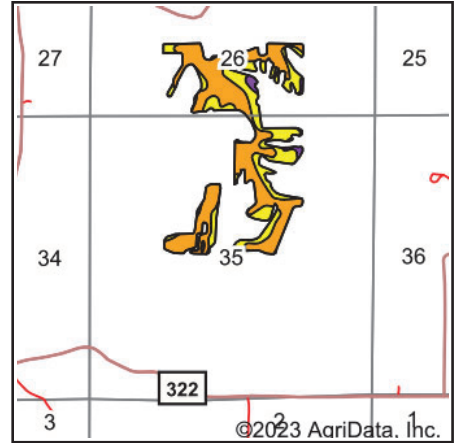


Maps Provided By:



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Soils Map



State: **Missouri**
 County: **Lewis**
 Location: **35-62N-9W**
 Township: **La Belle**
 Acres: **90**

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Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO111, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	56.43	62.7%		IIIe	75	75	56	
30096	Keswick clay loam, Audrain-Shelby plain, 9 to 14 percent slopes, eroded	24.28	27.0%		IVe	57	57	42	
50001	Armstrong loam, 5 to 9 percent slopes, eroded	6.84	7.6%		IVe	66	66	49	
50040	Lindley loam, 14 to 20 percent slopes, eroded	2.37	2.6%		VIe	66	66	51	
50042	Lindley loam, 20 to 35 percent slopes, eroded	0.08	0.1%		VIe	47	47	32	
Weighted Average						3.43	*n 69.2	*n 69.2	*n 51.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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**All Measurements are
For FSA Programs Only**

Wetland Determination Identifiers

- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Lewis Co. FSA

- wht = wheat-srw-gr
- corn = corn-yel-gr
- SB = soybn-com-gr
- Hay=mixfg-fg
- Past or GZ= mixfg-gz
- AGM = mixfg-agm-fg
- TP=TimberPast-Grass-FTA-Graze-31
- All fids NI unless notated
- *Unless notated on Map

1:7,920

Program Year: 2023

Created: 4/3/2023

Flown: 2022-6-20

- clu
- crp
- plss

**Farm 3069
Tract 453**





Property Photos

Lewis County , MO
200 Acres M/L



View from the northeast looking southwest



View from the southeast looking northeast

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