

**Northwest Missouri High Tillable Row Crop
13017 St Hwy AD, Clearmont, MO 64431
67+/- Acres**



Est. Price: \$6500./ac
Legal: Twp 66, Rng 36, Sec 9 & 16
Est. Taxes: \$3.50/ac
Total Acres: 67+/-
Est. Tillable Acres: 59.63 +/-

EST. INCOME

CRP 26.06ac @\$156.88 = \$4088.
Expiring 09/30/27

Est. Cash Rent
33.57 ac x \$200-\$250 = \$7553.

Total Est.Income: = \$11,641.
Based on Est \$225./ ac
Cash Rent Plus CRP

Location: 2 miles E of Clearmont on Hwy B, North 2 miles on AD-North & South side of road.

Summary: Good hill ground with Est 89% TILLABLE AC located on a BLACKTOP ROAD.

***Subject to seller 1031**



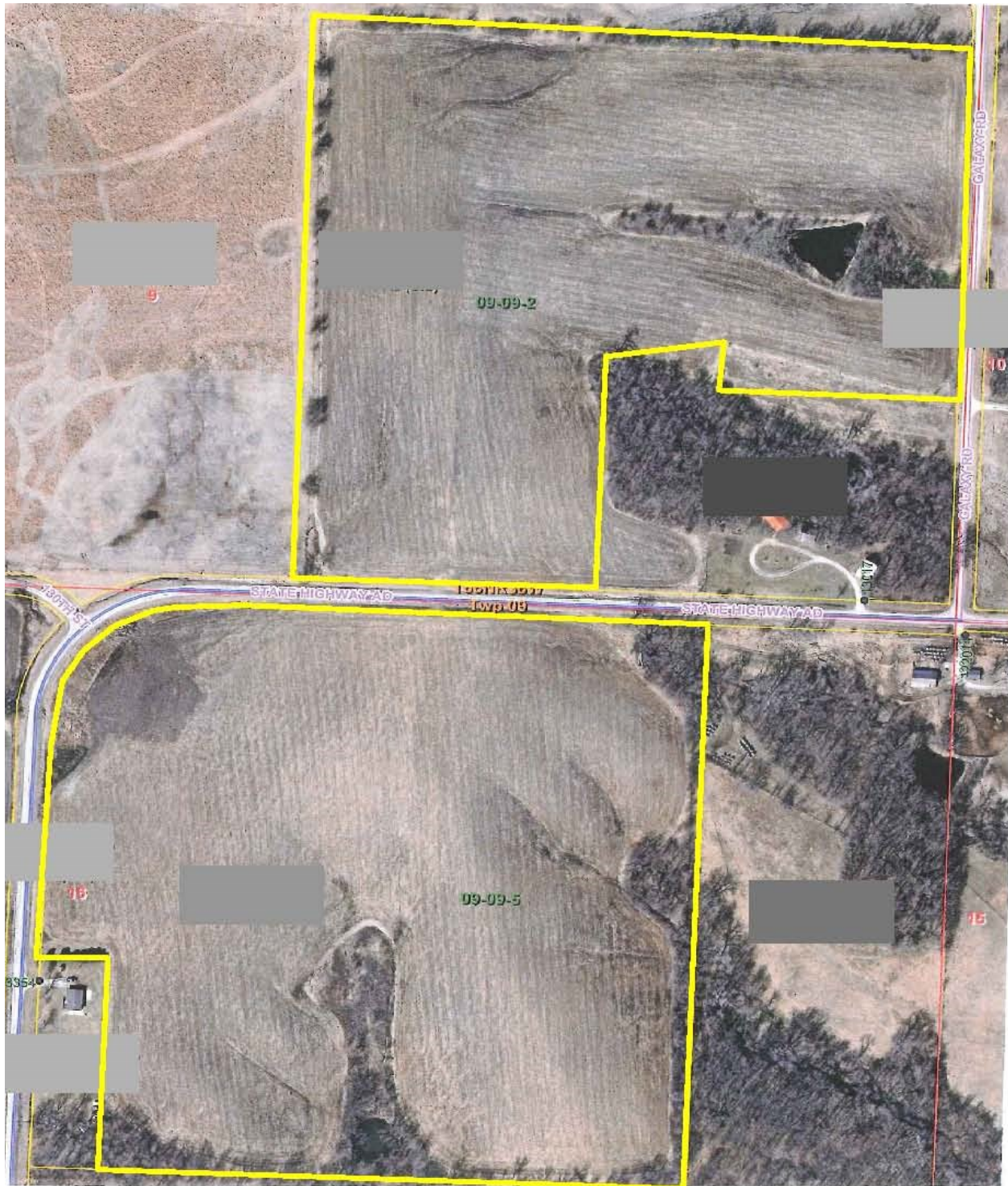
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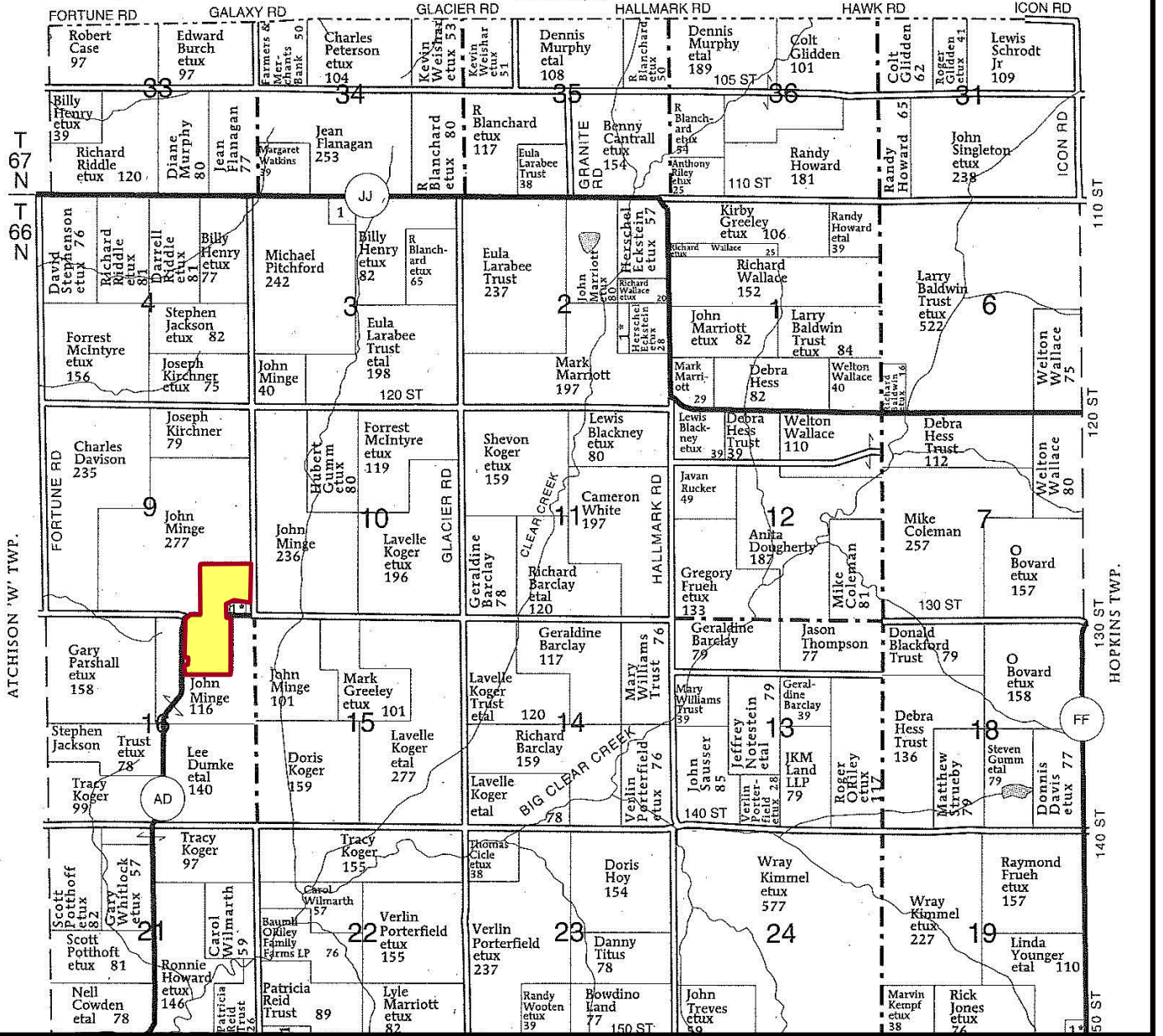
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ATCHISON 'E' PLAT

R-35-36-

(Landowners)

PAGE CO., IA



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