

Bates County Bottom Land

270+/- Total Acres 234+/- Tillable Acres
\$2350/Acre



List Price: \$634,500

Location: Land is located near Archie, Missouri. Land is approximately 50 miles South of Kansas City.



Directions: South of Kansas City 50 miles on Hwy 71. Exit East on AB exit to Outer Road. Outer Road South to Co Rd 355. 355 East and South to farm.

FSA Information: Of the total 270+/- acres, 234.48+/- are tillable acres of which 226+/- are in production. 8.2+/- acres in CRP Program.



Topography: Flat Bottom and Second Bottom Land.

Taxes: Taxes are to be determined as land is part of larger farm. Estimated taxes \$734 or \$2.67/acre. Estimate only actual taxes to be determined by assessors office.

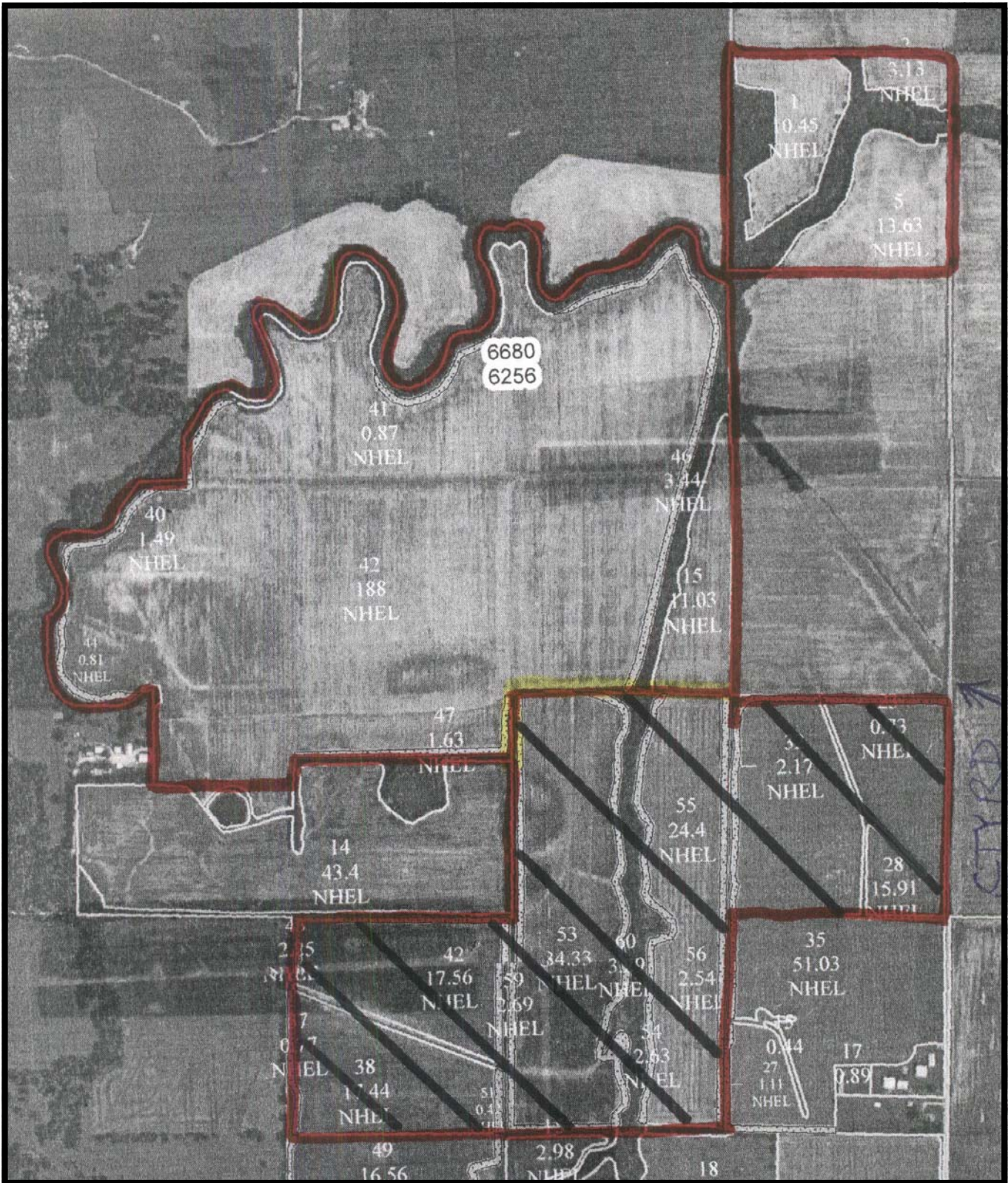


Tract 1: 270+/- Acres x \$2350 = \$634,500. North Farm comprised of 270+/- acres with 234.48+/- tillable acres of which 226+/- are currently in production. Balance of 8.2+/- acres in CRP Program.

Income: Est income = 226+/- total lease acres x \$125 = \$28,250. Est filter strip income = \$574. Total est income = \$28,824.



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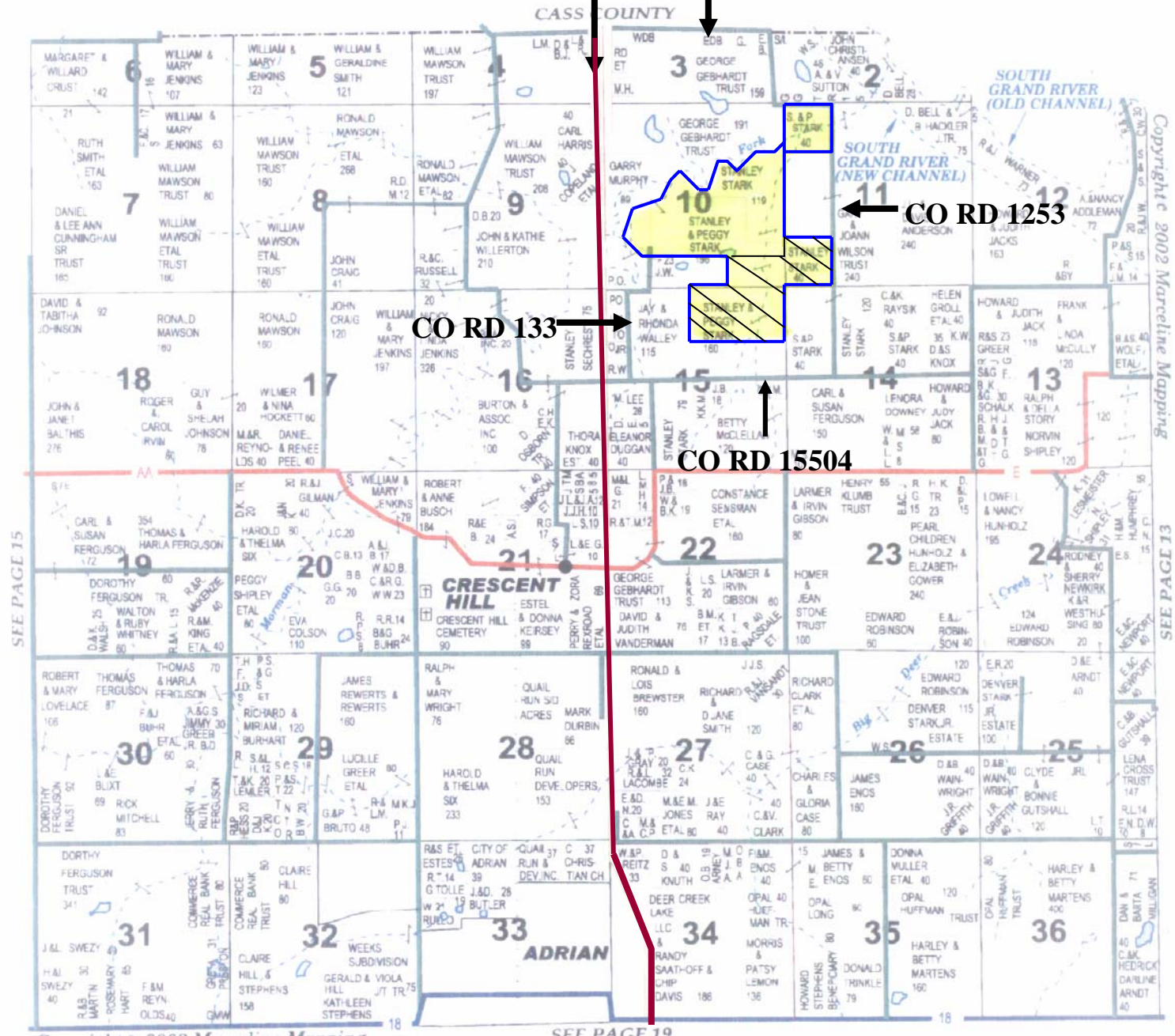
Hwy 71

CO RD 355

CO RD 1253

CO RD 133

CO RD 15504



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