

# Farmland For Sale

# Wilkinson Investments, LLC

**138.00 Acres - Farmland 120.00 Acres - Farmland** 

## Como Township New Madrid County, Missouri

The Wilkinson Investments, LLC Farms are located north of Risco, Missouri *(in New Madrid County)*. The predominant soil types are Gideon, Sharkey and Dundee. The land is cut to grade and improved with irrigation wells. Both farms are on a crop share lease for year 2013. Additional farm details are located in this brochure. *Don't miss this investment opportunity*. Heartland Ag Group Ltd. signs mark the property.

Doyle & Jonie Hicks LE 261 Hicks Forms Inc. 40 Foul C. Crowhers 240 Hollord	Stilly & Curlis Ann Aycock 129 Jess M. & Collen Brown 180 0 0 Meek Farms 0 Inc. 86	CH NO 4	Gwendolyn R Crumpecker El 286 Brian W. Thomason 89 Jim & Lana New 29	Johnson Uving Tr 80	Swilley LE 31 Rhodes Land Co. 61 Erma New LE 80	Donata L Swilley LE 61 Rhodes Land Co. 123 123 52 Johnson Uving Trust 160	Wendell E Wagner Trust Etal 93 Jack L 120.00	Wendelle Christine Wendelle Christine Wendelle Antikion Le Real 80 Poul 1 Poul 91 Poul	Christi Wilson 80 Sally Nincehe 93 Charle & Betty A 160
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a spinoson spinoson shart Aycock 144 144 144	R Evans VP 11	RISCO	Ronald & Earline R. Eakens 80	Barry Alchelli Aycock 77	10 15 A	Heath-Hubbard Farms Inc. 157	Edward & Nora Flowers 40 Don J. & Barbara Landers 7 38 Π 10	Charles D. Betty A. Kizer 80 80	B&M Aycock 35 S-MGCI 40 G
Douglas & Annabel Haiford Trust 74 Hugh F. Hugh F. Landers Trustee Este Allen Este Allen 72	Hicks Trustee 20 68 86 86 86 86 86 86 86 86 86 86 86 86	Norman M. & Marilyn J. Ludwig 140	French Land Co. Inc 55 French Land Co. Inc 114 340	French Land C Inc 43 Mary Polsgro 49	St.D Lancaster	Mark S. Bealrd 78 Lancaster 79	Donald Ray Moore 72 Laura Alfreda Stovall Bratton 80 3	James R 3: Marilyn Smelser 160 141 Roger W	Edware & Timb
Hugh F. Hugh F. Landers Trs E E Sammy Hugh Roms Roms Roms Roms	FOREST SPUR	Ralph W. Biough Trust Etal 74 Zelpha Juanita	Jacqueline Z. & James I. Burge 104 John H.		grove 151 B I onders 41	French Land	o.d	& Mary Sue Smelser Etai 80 J&M Smelser Etai 40	Gra Ridge Int 12

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#### **V**Location

Both tracts of land enjoy a location just north of Risco. The above plat map shows the location of each tract and access to the land. **Heartland Ag Group Ltd. signs mark the property.** 

## Aerial Photographs





These aerial photographs were provided by Agri Data.

## Legal Description

Here is a brief legal description of both properties (*a full legal description is available in the title insurance policy*):

**Parcel ID Number: 3260.00** (138.00 Acres) A part of the Northeast Quarter (NE ¼) of Section Twelve (12), Township Twenty-two (22) North, Range Eleven (11) East of the fifth principal meridian, that lies East of the right of way of the St. Louis San Francisco Railway Company, containing 143 acres, more or less.

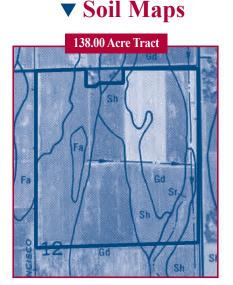
#### Parcel ID Number: 6035.000, 6030.000 (120.00 Acres)

All of the Northeast Quarter (NE <sup>1</sup>/<sub>4</sub>) of the Northwest Quarter (NW <sup>1</sup>/<sub>4</sub>) and the South Half (S <sup>1</sup>/<sub>2</sub>) of the Northeast Quarter (NE <sup>1</sup>/<sub>4</sub>) all in Section Numbered Eight (8), Township Numbered Twenty-two (22) North, Range Twelve (12) East, New Madrid County, Missouri.

#### ▼ Land Grading and Wells The 138.00 acre tract was graded in 1985 and year 2000. It is irrigated

The 138.00 acre tract was graded in 1985 and year 2000. It is irrigated by two 12 inch wells with electric pumps.

The 120.00 acre farm is served by two wells - - a 12 inch well on the 40 acre tract and a new 16 inch well and centrifugal pump on the 80 acre tract.





### ▼ Soil Productivity

The Soil types and the percentage of the farmland on the Wilkinson Investments, LLC tracts (as published by AgriData) are as follows:

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#### 138.00 Acre Tract

			% 0 <b>j</b>
<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>Farm</u>
86031	Gideon loam	59.20	43.4%
82077	Dundee silt loam	28.30	20.7%
86054	Sharkey silty clay loam	26.30	19.3%
82043	Farrenburg fine sandy loam	15.30	11.2%
86052	Sharkey clay	7.30	5.3%
	Weighted Averages	136.40	100%
	Non-tillable	- <u>1.60</u>	
	Total	138.00	
120.00			
120.00 A	Acre Tract		% of
Soil #	Soil Type	<u>Acres</u>	<u>Farm</u>
86054	Sharkey silty clay loam	49.70	43.0%
86029	Gideon clay loam	36.90	31.9%
82077	Dundee silt loam	26.90	23.3%
82058	Wardell loam	1.70	1.5%
86031	Gideon loam	0.30	0.3%
	Weighted Averages	115.50	100%
	Non-tillable	-4.50	
	Total	$12\overline{0.00}$	

#### **FSA Data**

The following information was provided by the New Madrid County Farm Service Agency *(FSA)* office in New Madrid, Missouri.

,	<u>138.00 Acres</u>	120.00 Acres
Farm No.	3625	3271
Total Acres	138.0	120.0
Tillable Acres	136.4	115.5
Corn Base Acres	37.0	38.2
Direct Payment Corn Yield	100.0	97.0
Counter-cyclical Payment Corn Yiel	d 154.0	131.0
Soybean Base Acres	48.1	28.6
Direct Payment Soybean Yield	35.0	34.0
Counter-cyclical Payment Soybean Y	rield 42.0	41.0

Note - This farm is enrolled in the DCP program through the USDA. The owner and operator are also enrolled in the conserveration security program through the NRCS office in New Madrid County.

#### **▼** Tax Information

The New Madrid County Treasurer has provided the following real estate tax information on the Wilkinson Investments, LLC Farm:

138.00 Acre Tract	Deedea	1 2011	2011 Taxes	Rate
<u>Parcel ID #</u>	<u>Acres</u>	Assessed Value	Payable in 2011	Per Acre
3260.000	138.00	\$10,550.00	\$988.40	\$7.38
120.00 Acre Tract	Deeded	2011	2011 Taxes	Rate
Dama al ID #	4	A 1 177 1	D	D A
<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessea Value</u>	<u>Payable in 2011</u>	<u>Per Acre</u>
6035.000	<u>Acres</u> 40.00	<u>Assessed Value</u> \$2,950.00	\$273.75	<u>Per Acre</u> \$6.84
6035.000	40.00	\$2,950.00	\$273.75	\$6.84

## ▼ Farm Operator and Lease

These farms have been operated by Jerry Snow (138.00 Acre Tract) and Andy Smelser (120.00 Acre Tract) on a Crop Share lease. The families have done an excellent job operating these farms over the years and would like an opportunity to keep farming these tracts. Crop yields, soil tests and other production information is available upon request.

#### ▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for this farmland. A preliminary title commitment will be furnished upon request. Please give us a call.

## ▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Wilkinson Investments, LLC Farm. Heartland Ag Group Ltd. will make copies of that contract available at your request. A 10% down payment is required upon signing the contract. The balance will be due in 30 days.

#### Disclaimer

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are being made. This information is subject to verification and no liability for errors or omissions is assumed.

All buyers are invited to make an inspection of the property after calling Heartland Ag Group Ltd. for an appointment.

#### **V**Listing Price

The Wilkinson Investments, LLC Farm is offering the farmland for sale as follows:

138.00 acres @ \$9,500 per acre = \$1,311,000 in total.

120.00 acres @ \$9,500 per acre = \$1,140,000 in total.

### Real Estate Broker

Real Estate Broker Heartland Ag Group Ltd. is pleased to offer this property to you. You may contact us as follows:

Dale E. Aupperle, AFM, ARA President - Heartland Ag Group Ltd. 1401 Koester Drive, Suite 100 Forsyth, IL 62535 Office: (217) 876-7700 Fax: (217) 876-7724 E-mail: dale@heartlandaggroup.com Web: www.heartlandaggroup.com



Heartland Ag Group Ltd. 1401 Koester Drive, Suite 100 Forsyth, IL 62535





## **Experience & Expertise in Farmland Marketing**

#### ▼ Real Estate Sales/Acquisitions and Auction

Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

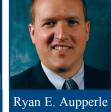
#### **v** Rural Appraisal

Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

#### ▼ Farm Management

Our team provides detailed farm management services to those who own farmland but do not operate it. Commodity marketing and soil conservation are two areas of specialization.







Dale E. Aupperle Ryan E. Aupperl President Farm Manager



rle Jeremy L. Crouch r Rural Appraiser

Heartland Ag Group, Ltd. 1401 Koester Drive, Suite 100 Forsyth, IL 62535 Office: 217-876-7700 Fax: 217-876-7724 E-mail: corp@heartlandaggroup.com Web: www.heartlandaggroup.com

- Call today for a copy of Heartland Ag Group's real estate newsletter the Farmland Barometer. -