



Heartland Ag  
Group Ltd.

# Farmland For Sale

## Wilkinson Investments, LLC

**379.95 Acres - Farmland**

### **Anderson Township New Madrid County, Missouri**

The Wilkinson Investments, LLC Farm is located north of Gideon, Missouri (*in New Madrid County*). The predominant soil types are Dundee, Gideon, and Sharkey. The land is cut to grade and improved with irrigation wells. This farm is on a crop share lease for year 2024. Additional farm details are located in this brochure. *Don't miss this investment opportunity.*

## ▼ Legal Description

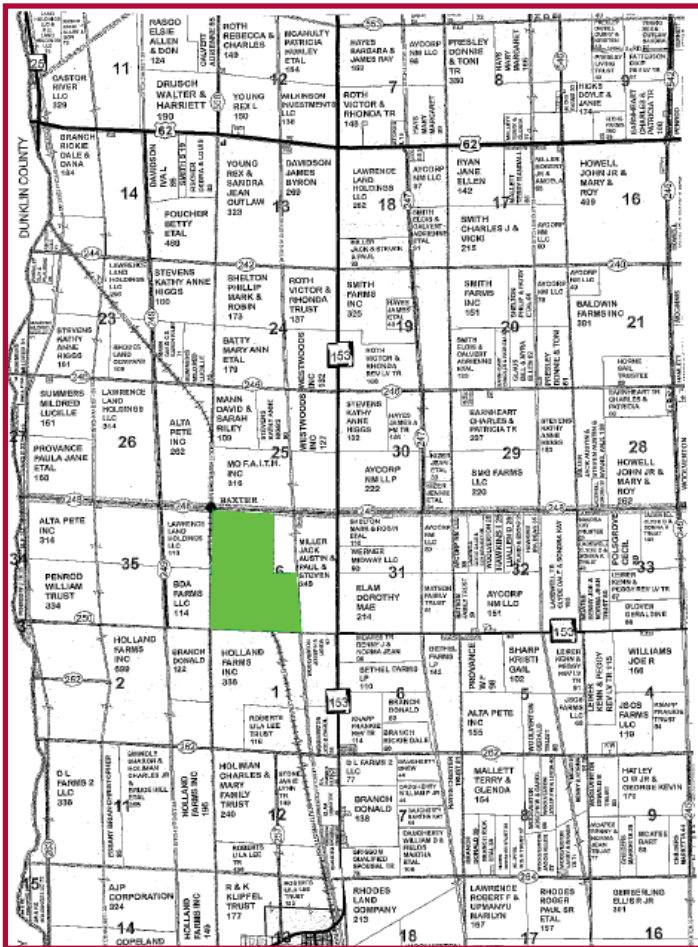
Here is a brief legal description of this property (*a full legal description is available in the title insurance policy*):

**Parcel ID Number:** 1005.001 (2.90 acres)  
1035.000 (370.67 acres)

Tract 1: All of the Northwest Quarter (NW¼) of Section Thirty-six (36), Township Twenty-two (22) North, Range Ten (10) East, except Railroad right of way. All lying, being and situate in the County of New Madrid and State of Missouri. SUBJECT, HOWEVER, to rights of way of all public roads and drainage ditches and to all other rights of way, if any, over, through, and along said premises.

Tract 2: All that part of the South Half (S ½) of Section Thirty-six (36), in Township Twenty-two (22) North, Range Ten (10) East, lying West of the center of Ditch No. 3, containing 224 acres, more or less, except Railroad right of way. All lying, being and situate in the County of New Madrid and State of Missouri. SUBJECT, HOWEVER, to the rights of way of all public roads and drainage ditches and to all other rights of way, if any, through and along said premises.

Tract 3: All those parts of the Northwest Quarter (NW¼) and the South Half (S½) of Section Thirty-six (36), Township Twenty-two (22) North, Range Ten (10) East, previously used as railroad right-of-way and conveyed to The Gideon and North Island Railroad Company and St. Louis Southwestern Railway Company (both now known as Union Pacific Railroad company) by deeds recorded in the Recorder of Deeds Office for New Madrid County, Missouri in Deed Book 58, Page 148; Deed Book 90, Page 206; and Deed Book 90, Page 208.



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## ▼ Location

The Wilkinson Investments, LLC Farm is located north of Gideon in New Madrid County, Missouri. The above plat map shows the location of this tract and access to the land.

## ▼ Aerial Photograph



Aerial photograph was provided by the New Madrid County FSA.

## ▼ Land Grading and Wells

The Wilkinson Investments, LLC farm was graded in 2009 and is irrigated by three wells on the property.

## ▼ Soil Map



## ▼ Soil Productivity

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

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>NCCPI</u>
82077	Dundee silt loam	136.91	36.4%	69.0
86031	Gideon loam	129.43	34.4%	82.0
86054	Sharkey silty clay loam	72.73	19.2%	49.0
86056	Sharkey silty clay	19.34	5.1%	35.0
86029	Gideon clay loam	10.86	2.9%	82.0
86052	Sharkey clay	7.60	2.0%	50.0
<b>Weighted Averages</b>		<b>376.87</b>	<b>100%</b>	<b>67.9</b>
Non-tillable		<u>3.08</u>		
<b>Total</b>		<b>379.95</b>		

## ▼ FSA Data

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

Farm No.	3879
Tract No.	16185
Total Acres	376.87
Tillable Acres	376.87
Corn Base Acres	78.55
PLC Yield	156
Soybean Base Acres	77.95
PLC Yield	54
Cotton Base Acres	168.72
PLC Yield	1423
Generic Base Acres	42.18

## ▼ Tax Information

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

<u>Parcel ID #</u>	<u>Deeded Acres</u>	<u>2023 Assessed Value</u>	<u>2023 Taxes Payable in 2024</u>	<u>Rate Per Acre</u>
1035.000	370.67	\$32,000.00	\$2,045.40	\$5.52
1005.001	2.90	\$300.00	\$18.33	\$6.32
<b>Total</b>	<b>373.57</b>	<b>\$32,300.00</b>	<b>\$2,063.73</b>	<b>\$5.52</b>

## ▼ Farm Operator and Lease

This farm is operated by Spencer Lemings on a Crop Share lease. Spencer has done an excellent job operating this farm over the years and would like an opportunity to keep farming this tract. 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.

## ▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyer or prospective buyers.

## ▼ Listing Price

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

**379.95 acres @ \$12,000 per acre = \$4,559,400 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:

**Ryan E. Aupperle, AFM**  
**Broker - Officer**

Office: (217) 876-7700

E-mail: [ryan@heartlandaggroup.com](mailto:ryan@heartlandaggroup.com)

Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)



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1401 Koester Drive  
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.

### ▼ 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  
*President*



Ryan E. Aupperle  
*Farm Manager*



Jeremy L. Crouch  
*Rural Appraiser*



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