

FARM FOR SALE

Location:

304+/- acre Tract 1 is located on County Roads 212 and 209, approximately 3.5 miles east of Wardell in northern Pemiscot County.

38+/- acre Tract 2 is located on County Road 411, approximately 4 miles west of Hayti and 3.5 miles north of Braggadocio, in central Pemiscot County.

Acres: 342+/-

Minimum Price: \$2,394,000 \$7,000/acre

This 342-acre farm lies in two tracts. Owner prefers to sell both tracts together but will entertain offers for tracts separately.

Tract 1 has 304+/- acres. There are 292.01 acres of cropland per FSA. Approximately 134 acres are graded and flood irrigated. The north 80+/- acres is graded north to south and irrigated by a well with electric pump. The southeast two fields are graded north and south, and irrigated by risers from well and electric pump in the southwest field. The southwest 160 +/- acre field is irrigated by a 7-tower center pivot system, owned by the tenant.

Tract 2 has 38.91 acres of cropland per FSA. It is not graded or irrigated.

The farm is rented under 1/3-2/3 crop rent agreement to tenant for 2024. The center pivot system is owned by tenant, but available for purchase.

The tenant intends to plant Soybeans on the farm in 2024. Buyer will get possession after the 2024 harvest.

2023 Pemsicot County real estate taxes:

Tract 1:	226.0 taxable acres - \$1,206.67
	77.59 taxable acres - \$418.12
Tract 2:	38.06 taxable acres - \$249.94

Bollinger Real Estate Services

811 North Main Street

Sikeston, MO 63801

573-471-6448

573-471-3314(FAX)

www.bollingerservices.com

John D. Bollinger – Broker

573-471-6448 (office)

573-620-0904 (cell)

jdbollinger@sbcglobal.net



Offers to purchase this farm will be accepted by Bollinger Real Estate Services until April 30, 2024, when the best offer will be decided and accepted by the seller. Minimum price is \$2,394,000. Please submit your highest and best offer up front, as there will be no second chance offers after April 30. All offers will remain confidential between the Offeror, Seller, and Broker. Offers can be changed or withdrawn until April 30, 2024.

In the event an acceptable offer is not received, the farm will remain on the market for sale until an acceptable offer is received.

The winning offeror will be notified on May 1, 2024. In the event of a tie, those offerors will be notified that they have 48 hours to raise their offer to break the tie.

Upon notification of being the winning offeror, a \$75,000 earnest money deposit, in the form of cashier's check, personal check, or business check, must be delivered to Bollinger Real Estate Services within 48 hours.

Seller prefers to sell both tracts together, and to close on or before June 10, 2024. These motivations will be considered in the seller's evaluation of offers.

If the sale is closed on or before June 10, 2024, the buyer will receive the owner's 1/3 share of the 2024 harvest, and be responsible for 2024 real estate taxes. If the buyer prefers and the seller agrees to closing after the 2024 harvest, the seller will receive the 1/3 share of the harvest and will pay 2024 real estate taxes.

Please complete the following form and return to Bollinger Real Estate Services. Your information will be used to complete a written offer to purchase, which will be returned to you for review and signature.

Submit offer details by April 30, 2024 to:

Bollinger Real Estate Services, 811 North Main St, Sikeston, MO 63801

Email to: jdbollinger@sbcglobal.net

Fax: 573-471-3314

Name:					
Address:					
City:					
State:					
Zip Code:					
Email Address:					
Phone Number:					
Check box(es) for farm tracts to purchase:					
	Tract 1:	<input type="checkbox"/>	304 +/- Acres		
	Tract 2:	<input type="checkbox"/>	38 +/- Acres		
	Tracts 1 & 2:	<input type="checkbox"/>	342 +/- Acres		
Total Purchase Price:					
Desired Closing Date:					
Signature:					
Date:					

Primary Soil Types				
Land Use	Acres	Soil Description	Soil Class	Topography
TRACT 1 (North Tract)				
Cropland	258.53	Sharkey silty clay loam, rarely flooded	IV w	0-1%
Cropland	25.66	Sharkey fine sandy loam, rarely flooded	IV w	0-1%
Cropland	7.90	Levees-Borrow pits complex	VI e	0-25%
Cropland	1.57	Portageville clay, rarely flooded	IV w	0-1%
Roads, Ditches, Waste	10.34			
Total	304.00			
TRACT 2 (South Tract)				
Cropland	26.08	Sharkey clay, rarely flooded	IV w	0-1%
Cropland	12.83	Sharkey silty clay, occasionally flooded	IV w	0-1%
Tract 2 Total	38.91			
TOTAL ACRES	342.91			
TOTAL CROPLAND	332.57			
% CROPLAND	96.98%			

Tract 1 FSA Maps



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.

Pemiscot Co. FSA

- WHT=Wheat-SRW-GR
- Corn=Corn-YEL-GR
- Rice=Rice-LGR-GR
- CTN=Cotton-Upland
- SB=Soybeans-COM-GR
- MILO=Sorgh-GRS-GR
- Idle=Idle-Not Planted
- *Unless notated on Map

1:7,920

Program Year: 2024

Created: 10/18/2023

Flown: 2022-6-15

- ctu
- crp
- plss

Farm 2441
Tract 2799





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1:7,920



Program Year: 2024

Created: 10/18/2023

Flown: 2022-6-15

- clu
- crp
- plss

Farm 2441
 Tract 3076



All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
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 *Unless notated on Map

1:7,920



Program Year: 2024

Created: 10/18/2023

Flown: 2022-6-15

- clu
- crp
- plss

Farm 2441
 Tract 3077

Tract 1 FSA 156 Farm Record

MISSOURI PEMISCOT Form: FSA-156EZ See Page 4 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2441 Prepared : 2/7/24 2:36 PM CST Crop Year : 2024
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Operator Name : ZACH AND KRISTI STEVENS FARMS
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
294.76	292.01	292.01	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	292.01	0.00		0.00	0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SOYBN	SUP, RICE-LGR

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	14.92	0.00	49	0
Soybeans	200.94	0.00	36	100
Seed Cotton	35.04	0.00	1226	
Unassigned Generic Base	8.76	0.00	0	
Rice-Long Grain	21.64	0.00	6683	
TOTAL	281.30	0.00		

NOTES

Tract Number	: 2799
Description	: H3 S22 T20 R12
FSA Physical Location	: MISSOURI/PEMISCOT
ANSI Physical Location	: MISSOURI/PEMISCOT
BIA Unit Range Number	:
HEL Status	: HEL determinations not completed for all fields on the tract
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: AUDREY MAYOLA CROSS, BUFORD A. CROSS VOLUNTARY TR.
Other Producers	: MR ZACHARY DANIEL STEVENS, MRS KRISTI RENEE STEVENS
Recon ID	: None

Abbreviated 150 Farm Record

Tract Land Data

Tract 2799 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.20	157.53	157.53	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	157.53	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-606 CRP Reduction Acres	PLC Yield
Wheat	8.03	0.00	49
Soybeans	108.09	0.00	36
Seed Cotton	19.20	0.00	1226
Unassigned Generic Base	4.80	0.00	0
Rice-Long Grain	11.64	0.00	6683
TOTAL	151.76	0.00	

NOTES

Tract Number : 3076

Description : H3 S22 T20 R12
FSA Physical Location : MISSOURI/PEMISCOT
ANSI Physical Location : MISSOURI/PEMISCOT
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : AUDREY MAYOLA CROSS, BUFORD A. CROSS VOLUNTARY TR.
Other Producers : MR ZACHARY DANIEL STEVENS, MRS KRISTI RENEE STEVENS
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
57.75	56.74	56.74	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	56.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-606 CRP Reduction Acres	PLC Yield
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MISSOURI
PEMISCOT
Form: FSA-166EZ



Abbreviated 150 Farm Record

FARM : 2441
Prepared : 2/7/24 2:36 PM CST
Crop Year : 2024

Tract 3076 Continued ...

Wheat	2.93	0.00	49
Soybeans	39.46	0.00	36
Seed Cotton	6.40	0.00	1226
Unassigned Generic Base	1.00	0.00	0
Rice-Long Grain	4.25	0.00	6683
TOTAL	54.64	0.00	

NOTES

Tract Number : 3077

Description : H3 S15 T20 R12
FSA Physical Location : MISSOURI/PEMISCOT
ANSI Physical Location : MISSOURI/PEMISCOT
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : AUDREY MAYOLA CROSS, BUFORD A. CROSS VOLUNTARY TR.
Other Producers : MRS KRISTI RENEE STEVENS, MR ZACHARY DANIEL STEVENS
Recon ID : None

Tract Land Data

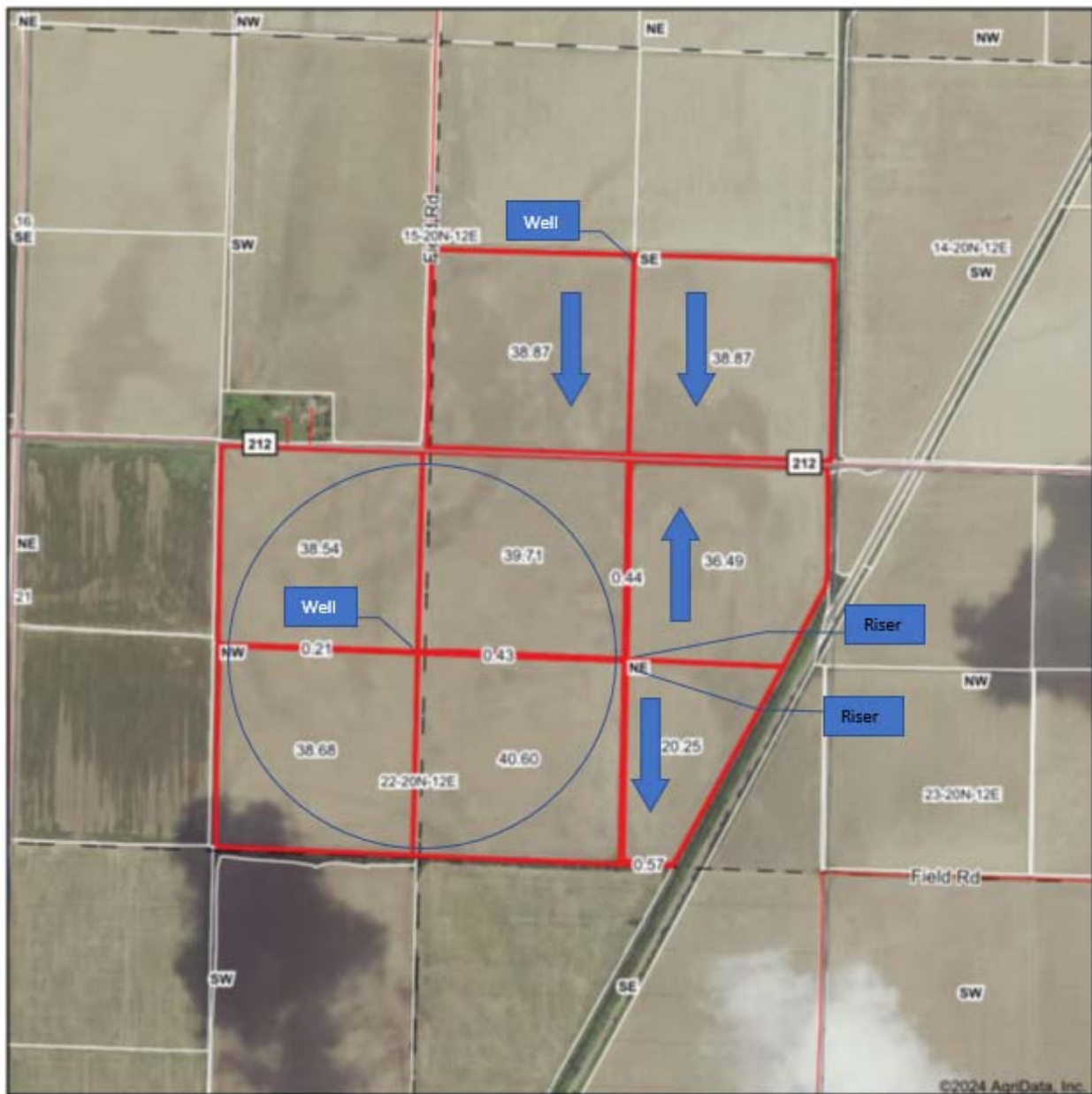
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.81	77.74	77.74	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-506 CRP Reduction Acres	PLC Yield
Wheat	3.96	0.00	49
Soybeans	53.39	0.00	36
Seed Cotton	9.44	0.00	1226
Unassigned Generic Base	2.36	0.00	0
Rice-Long Grain	5.75	0.00	6683
TOTAL	74.90	0.00	

NOTES

Tract 1 Aerial Map



Boundary Center: 36° 21' 44.57, -89° 44' 39.58

0ft 1005ft 2009ft

BOLLINGER
Real Estate Services

Maps Provided By:
surety
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22-20N-12E
Pemiscot County
Missouri



2/20/2024

Field lines provided by Farm Service Agency as of 5/1/2020

Tract 1 Topo Map



Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem

Interval(ft): 1.0

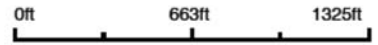
Min: 266.9

Max: 274.7

Range: 7.8

Average: 271.0

Standard Deviation: 0.62 ft

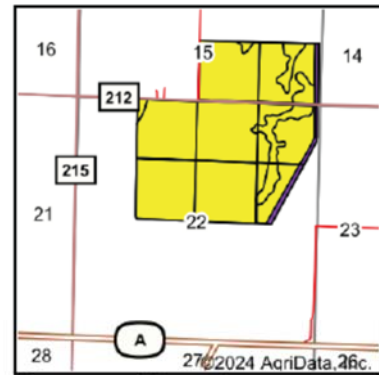
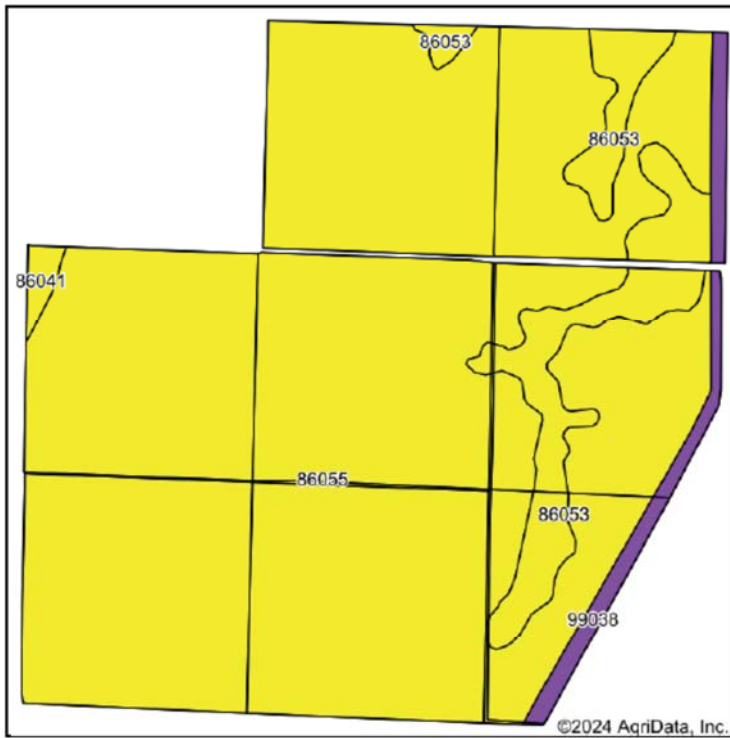


2/20/2024

22-20N-12E
Pemiscot County
Missouri

Boundary Center: 36° 21' 44.57, -89° 44' 39.58

Tract 1 Soils Map



State: **Missouri**
 County: **Pemiscot**
 Location: **22-20N-12E**
 Township: **Godair**
 Acres: **203.06**
 Date: **2/20/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MO155, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Common bermudagrass Tons	Cotton lint Lbs	Improved bermudagrass AUM	Orchardgrass red clover hay Tons	Rice Irrigated Bu	Soybeans Bu
86055	Sharkey silty clay loam, 0 to 1 percent slopes, rarely flooded	258.53	88.0%		IVw	6.5	8.1	625	10	7.1	130	40
86053	Sharkey fine sandy loam, overwash, 0 to 1 percent slopes, rarely flooded	25.66	8.7%		IVw							
99038	Levees-Borrow pits complex, 0 to 25 percent slopes	7.90	2.7%		Vle							
86041	Portageville clay, 0 to 1 percent slopes, rarely flooded	1.57	0.5%		IVw							

Soils data provided by USDA and NRCS.

Tract 1 Plat Book Map

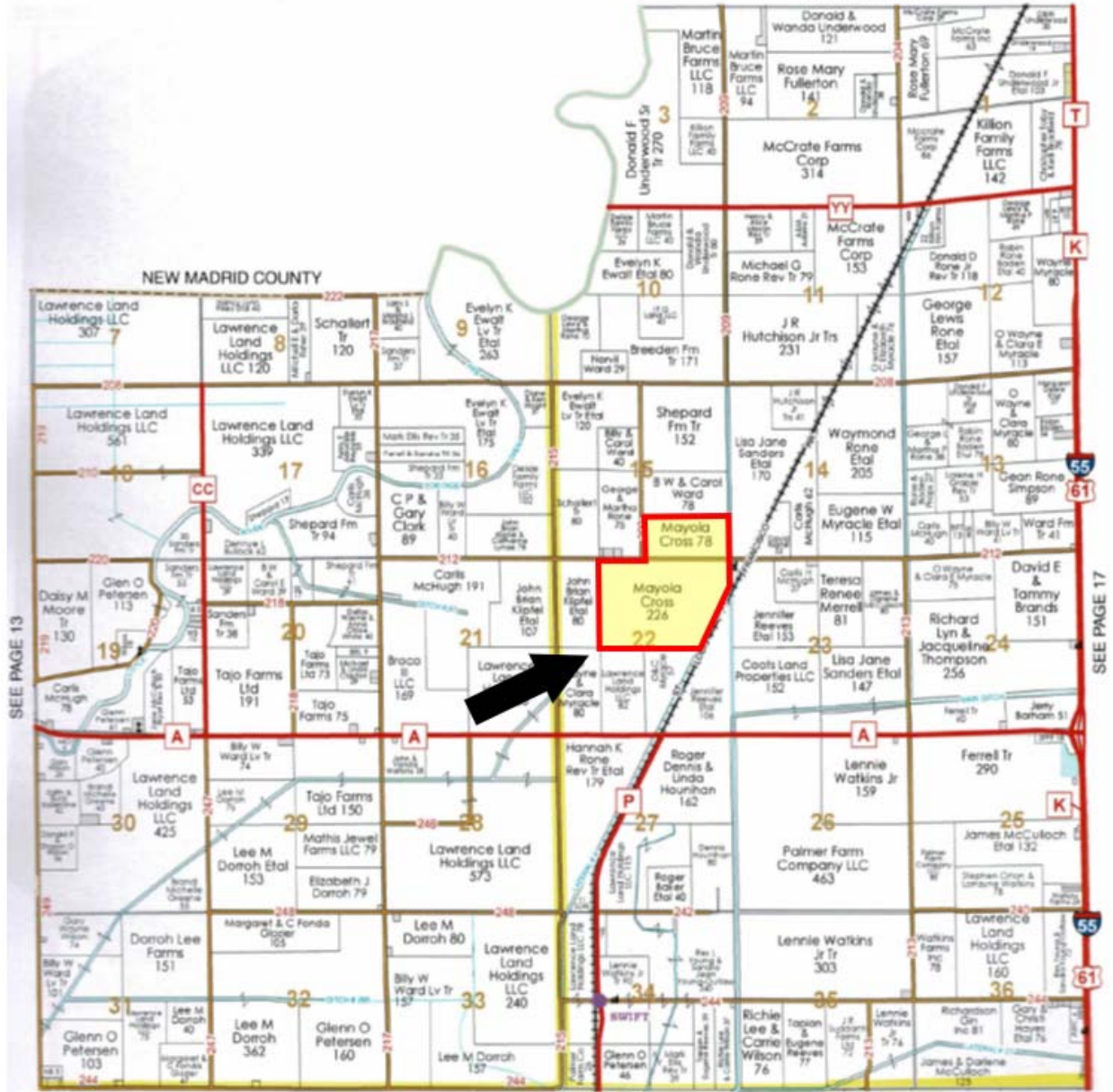


Godair & Wardell

Township 20N - Range 12E

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SEE PAGE 19



SEE PAGE 25

Tract 1 Photos



North 80+/- acre field from Southwest



North 80+/- acre field from Northwest



North 80+/- acre field from Northeast



North 80+/- acre well



South fields from Northeast



Southeast fields risers



South fields from Southeast



South fields from Southwest



South fields from Northwest



Center pivot system(tenant owned) and well on southwest field

Tract 2 FSA Map



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.

Pemiscot Co. FSA

WHT=Wheat-SRW-GR
Corn=Corn-YEL-GR
Rice=Rice-LGR-GR
CTN=Cotton-Upland
SB=Soybeans-COM-GR
MILO=Sorgh-GRS-GR
Idle=Idle-Not Planted
*Unless notated on Map

1:7,920



Program Year: 2024

Created: 10/18/2023

Flown: 2022-6-18

- ctu
- crp
- plss

Farm 134
Tract 1402

Tract 2 FSA 156 Farm Record

MISSOURI PEMISCOT Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 134 Prepared : 2/7/24 2:36 PM CST Crop Year : 2024
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Operator Name : ZACH AND KRISTI STEVENS FARMS
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
38.91	38.91	38.91	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	38.91	0.00		0.00	0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SORGH, SOYBN	SUP

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	5.30	0.00	39	0
Grain Sorghum	7.60	0.00	83	0
Soybeans	12.00	0.00	31	0
Seed Cotton	11.20	0.00	1114	
Unassigned Generic Base	2.80	0.00	0	
TOTAL	38.90	0.00		

NOTES

Tract Number	: 1402
Description	: D8 S3 T18 R11
FSA Physical Location	: MISSOURI/PEMISCOT
ANSI Physical Location	: MISSOURI/PEMISCOT
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: AUDREY MAYOLA CROSS, BUFORD A. CROSS VOLUNTARY TR.
Other Producers	: MRS KRISTI RENEE STEVENS, MR ZACHARY DANIEL STEVENS
Recon ID	: None

MISSOURI
PEMISCOT
Form: FSA-166EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 150 Farm Record

FARM : 134
Prepared : 2/7/24 2:36 PM CST
Crop Year : 2024

Tract Land Data

Tract 1402 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.91	38.91	38.91	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.91	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-506 CRP Reduction Acres	PLC Yield
Wheat	5.30	0.00	39
Grain Sorghum	7.00	0.00	83
Soybeans	12.00	0.00	31
Seed Cotton	11.20	0.00	1114
Unassigned Generic Base	2.80	0.00	0
TOTAL	38.90	0.00	

NOTES

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Tract 2 Aerial Map



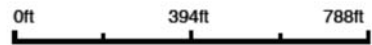
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Field borders provided by Farm Service Agency as of 5/21/2008

Boundary Center: 36° 13' 41.71, -89° 50' 43.5

3-18N-11E
Pemiscot County
Missouri



3/28/2024

Tract 2 Topo Map



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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 1 meter dem
 Interval(ft): 1.0
 Min: 253.8
 Max: 262.0
 Range: 8.2
 Average: 259.3
 Standard Deviation: 0.79 ft

0ft 277ft 554ft

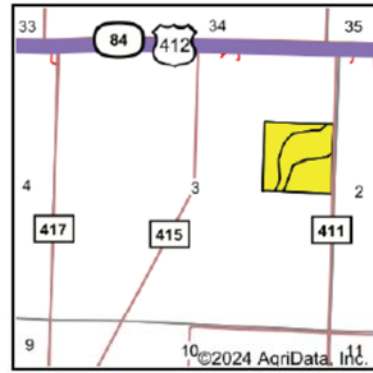
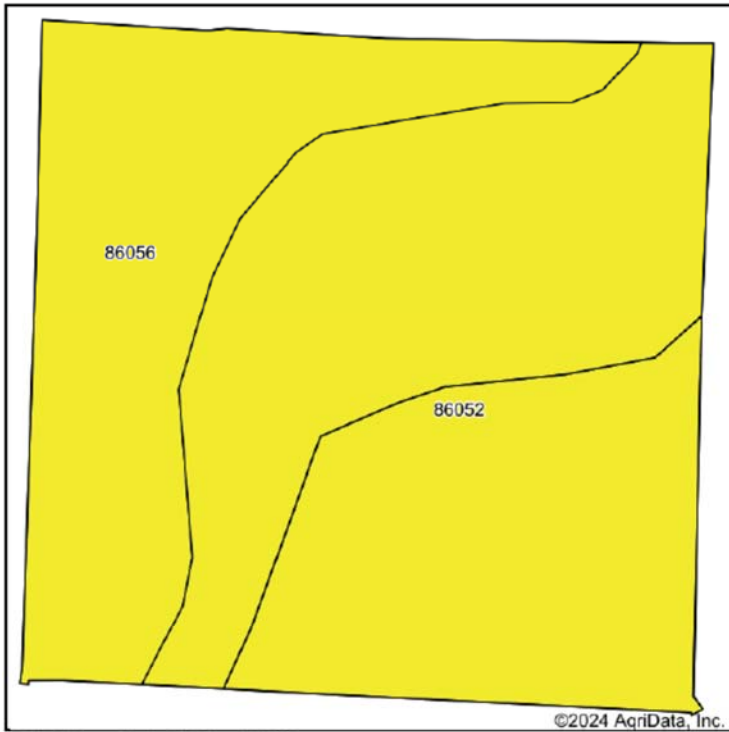


3/28/2024

3-18N-11E
Pemiscot County
Missouri

Boundary Center: 36° 13' 41.71, -89° 50' 43.5

Tract 2 Soils Map



State: **Missouri**
 County: **Pemiscot**
 Location: **3-18N-11E**
 Township: **Braggadocio**
 Acres: **38.01**
 Date: **3/28/2024**



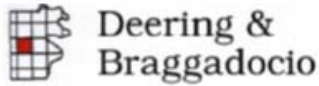
Soils data provided by USDA and NRCS.

Area Symbol: MO155, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Cotton lint Lbs	Cotton lint irrigated Lbs	Orchardgrass red clover Tons	Rice Irrigated Bu	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
86052	Sharkey clay, 0 to 1 percent slopes, rarely flooded, north	26.08	67.0%		IVw	8.1	480	720	7.1	145	8	9.2	46
86056	Sharkey silty clay, 0 to 1 percent slopes, occasionally flooded	12.83	33.0%		IVw								46
Weighted Average					4.00	5.4	321.7	482.6	4.8	97.2	5.4	6.2	*n 46

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

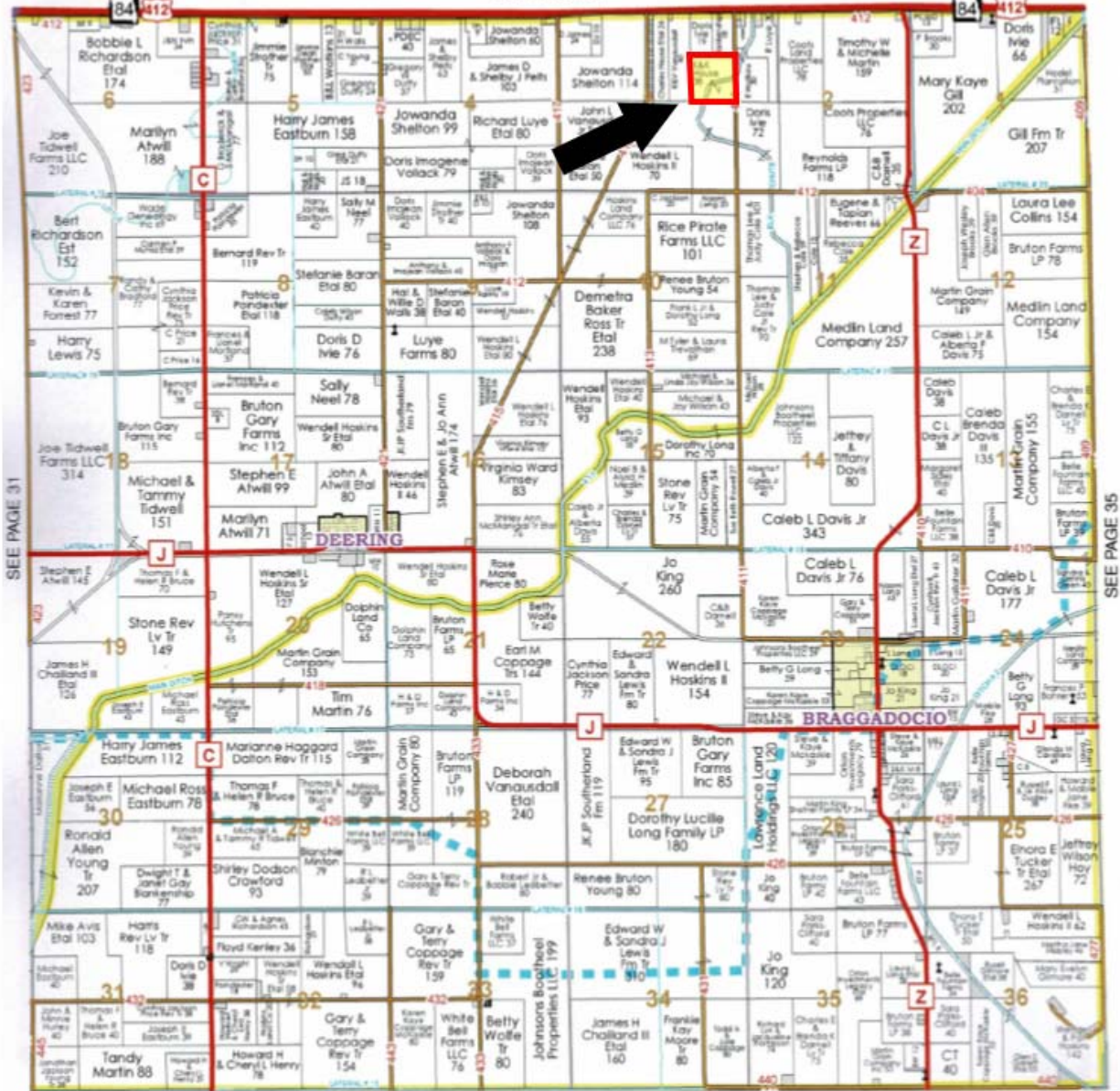
Tract 2 Plat Book Map



Township 18N - Range 11E

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SEE PAGE 31

SEE PAGE 35

SEE PAGE 41

Tract 2 Photos



View from Northeast



View from Northwest



View from Southwest



View from Southeast