

**Platte River Bottom Rowcrop
38635 St Hwy 46
Ravenwood, MO 64479**



Est. Price: \$5900./ac

Est. Total Ac: 223 +/-

Est. Tillable Ac: 151 +/- per EZ156

Est. Annual Taxes: \$3.75 /ac

Location: From Ravenwood, MO North
1 & 1/4 mi on Hwy 46. Farm is on West side
of Hwy 46. 64N, 33W, Sec 6 Legal to Govern

Est Income: \$30,000-\$35,000

Est Hunting lease: \$2500.- \$4000.

**Description: River Bottom/ Hay and Timber
with several ponds.**

EXCELLENT HWY 46 FRONTAGE

**LOCATION LOCATION: Good Income
Timber & Recreation : Farm could be split
Between rowcrop/hay subject to owner
Confirmation.**

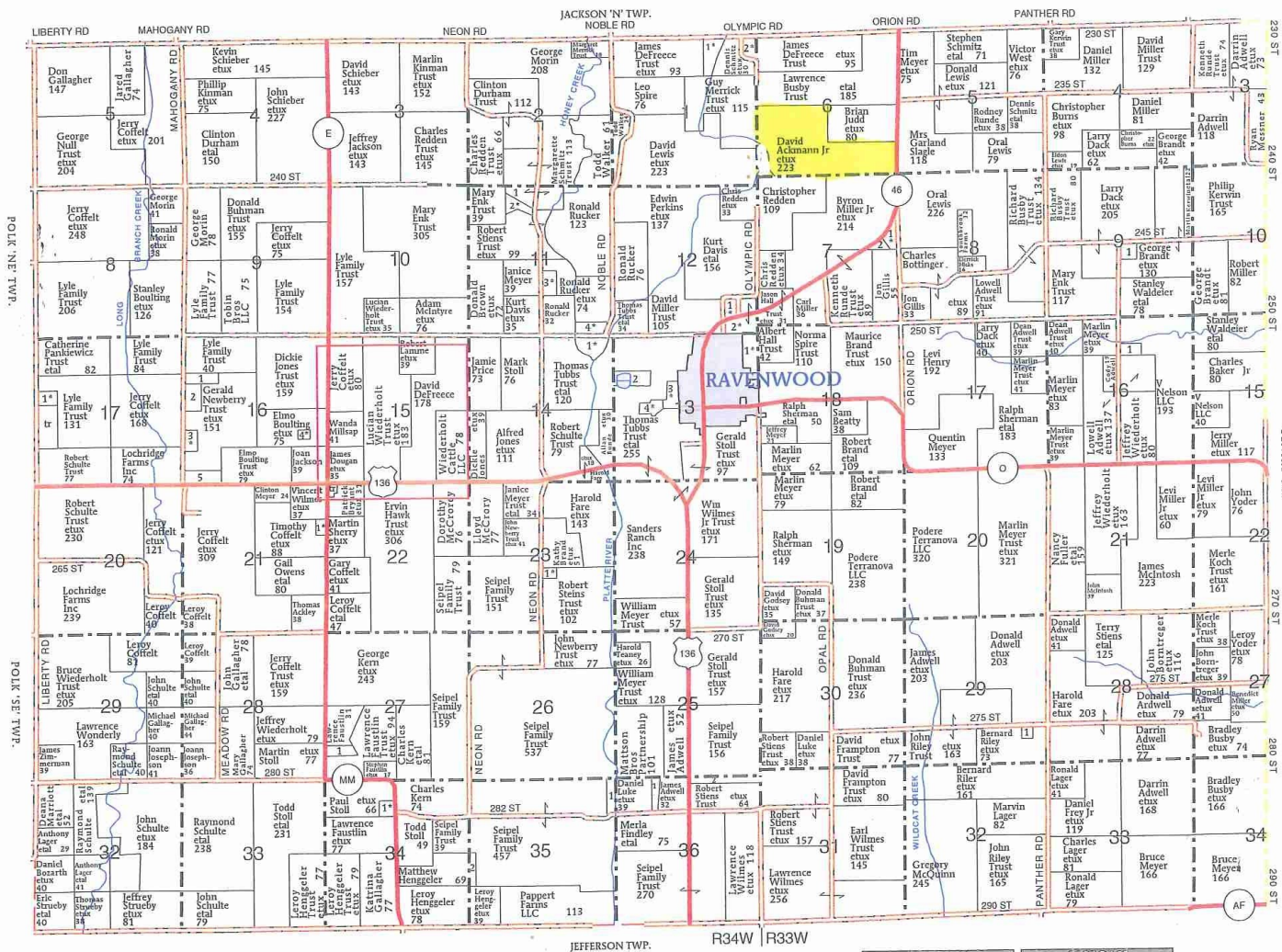


Enterprise Realty & Auction, LLC

121 E. 4th St.

Maryville, MO 64468

**Phone (660) 582-7160 Fax (660) 582-7162
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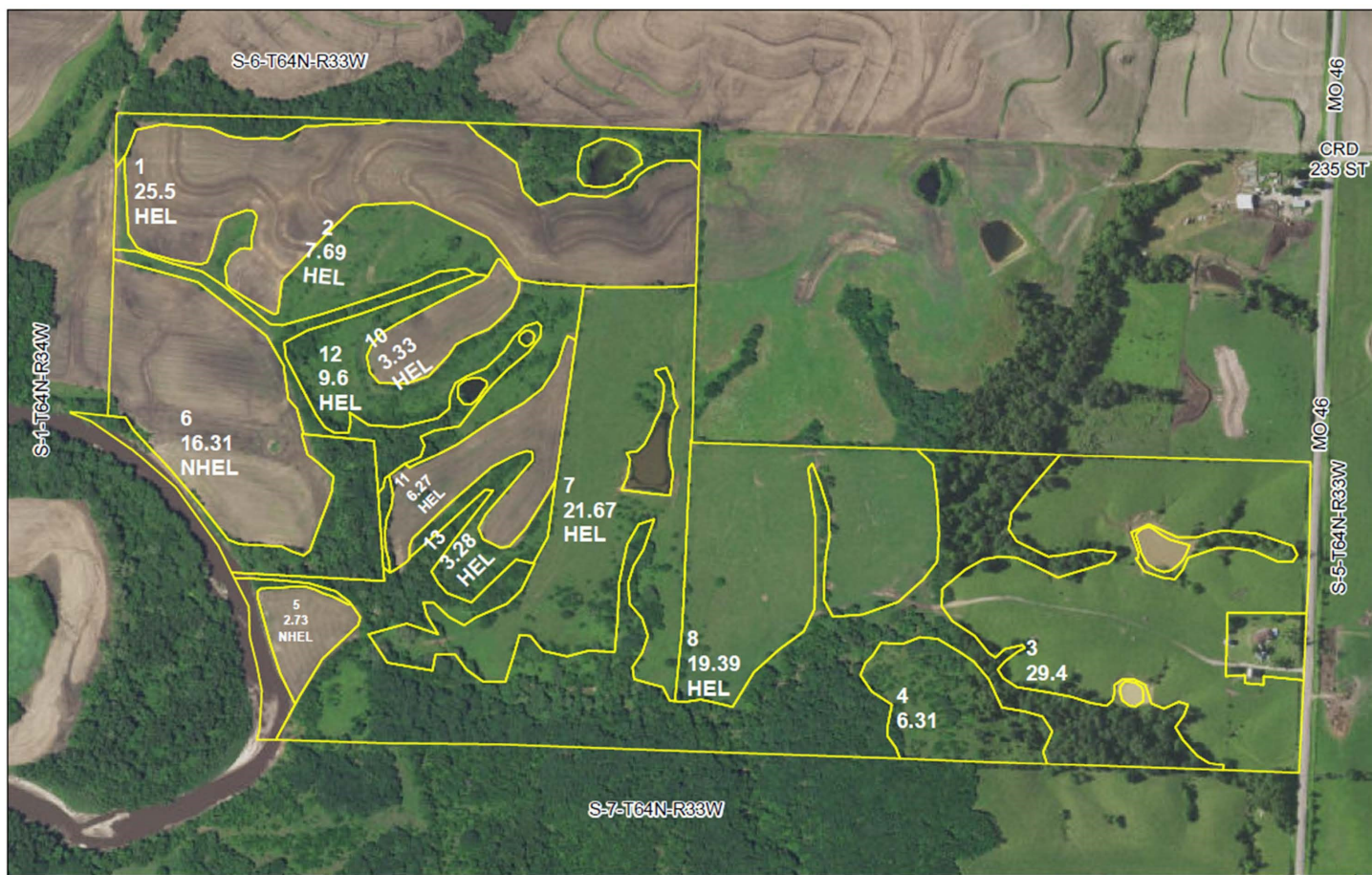
T-64-N

JACKSON'S PLAT

R-33-34-W



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crp
clu
plss

Farm 7534
Tract 9792

All Crop Non Irrigated Unless Notated
C=Com Yel GR; CW=Com Whe GR
SB=Soybn Com GR
HRW=Wht HRW GR; SRW=Wht SRW GR
H=MIXFG IGS FG; P=MIXFG IGS GZ
FG=MIXFG LGM FG
FTA=Grass FTA GZ; LS=Grass FTA LS
AGM=MIXFG AGM FG; ALF=Alfal FG
*Unless notated on Map

Nodaway Co. FSA

1 inch equals 543 feet

Program Year: 2022

Created: 11/30/2021

Flown: 2020-06-05

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.



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