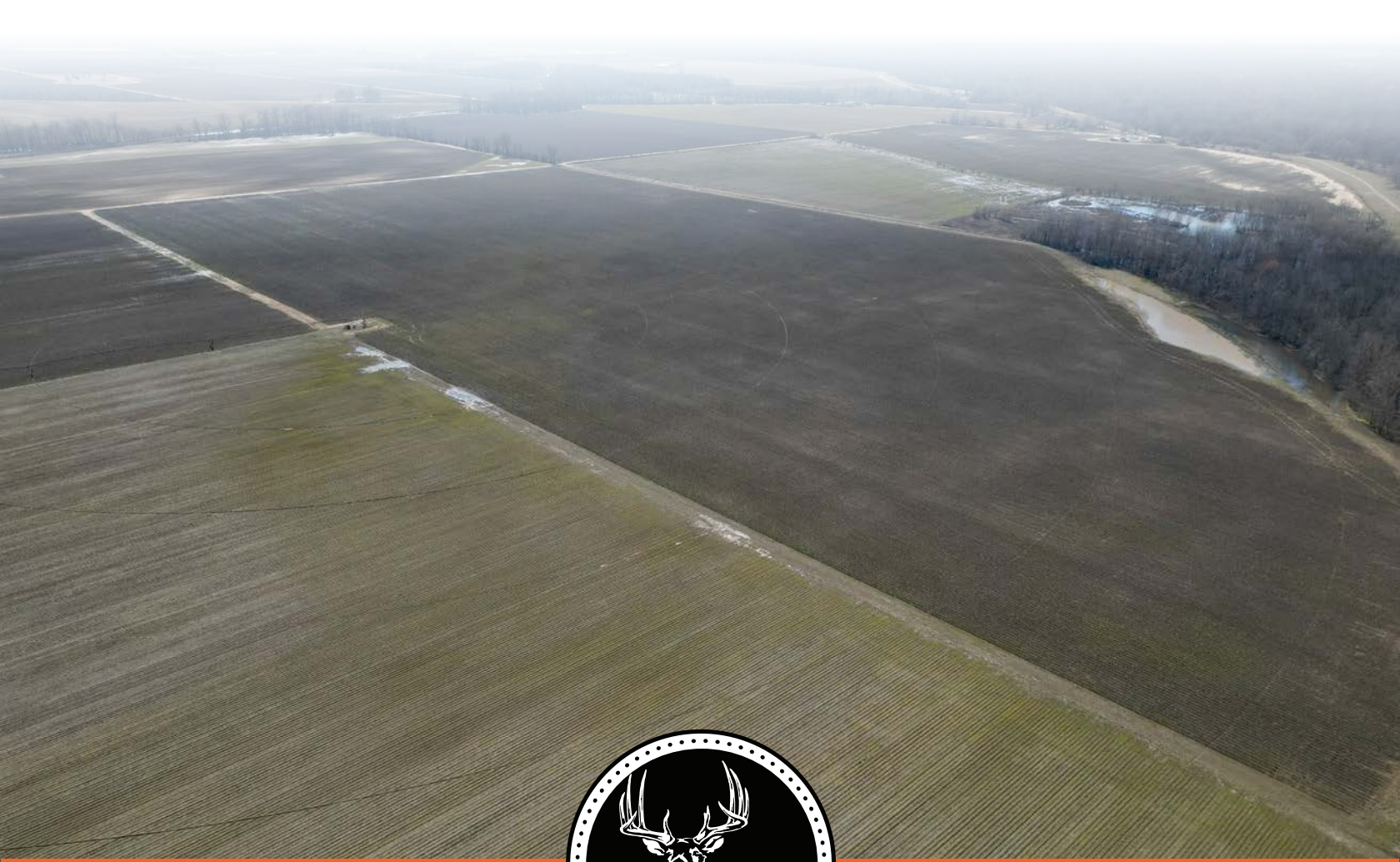


MIDWEST LAND GROUP PRESENTS

390 ACRES IN

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# DUNKLIN COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# DIVERSE TILLABLE OPPORTUNITY IN DUNKLIN COUNTY

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Located just north of Cardwell, Missouri, in the heart of Dunklin County's rich agricultural landscape, this highly productive 390 +/- acre row crop farm presents a great opportunity for both farmers and investors alike. With approximately 358 +/- tillable acres, per FSA, this property is well-equipped for high-yield row crop production, featuring a strong 263-acre cotton base along with 65 generic base acres. The farm has a well-established rotation of soybeans, corn, and cotton, allowing diversified opportunities in any given year.

The farm is supported by five wells, including three diesel-powered wells for furrow irrigation, along with two center pivots. Additionally the two Zimmatic pivots will convey with the sale, enhancing the efficiency of water distribution across the fields. The sandy loam soils are known for their excellent drainage and

productivity, further complemented by the region's ample groundwater supply.

For those seeking an income-producing investment, the farm offers an attractive 75/25 crop share arrangement, providing a steady return. The seller is also offering a rent-back option at \$200 per acre cash or a 75/25 flex rent, offering flexible leasing terms to meet the buyer's needs.

Situated just 1-2 miles north and west of Cardwell, this prime agricultural tract combines excellent soil quality, strong water resources, and proven productivity. Whether expanding an existing operation or seeking a solid investment in Missouri farmland, this property is a standout opportunity in one of the region's most fertile farming areas.





# PROPERTY FEATURES

PRICE: **\$3,250,000** | COUNTY: **DUNKLIN** | STATE: **MISSOURI** | ACRES: **390**

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- 390 +/- deeded acres
- 358 +/- tillable acres
- 263-acre cotton base / 65 generic
- 5 wells
- 2 Zimmatic pivots - will convey with sale
- 3 diesel-powered wells
- Bean/corn/cotton rotation
- Sandy loam soils
- Good groundwater
- 75/25 crop share
- Rent back option at \$200 cash or 75/25 flex rent
- 1-2 miles north and west of Cardwell, Missouri





# 358 +/- TILLABLE ACRES

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With approximately 358 +/- tillable acres, per FSA, this property is well-equipped for high-yield row crop production, featuring a strong 263-acre cotton base along with 65 generic base acres.





## 3 DIESEL-POWERED WELLS

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## 2 ZIMMATIC PIVOTS

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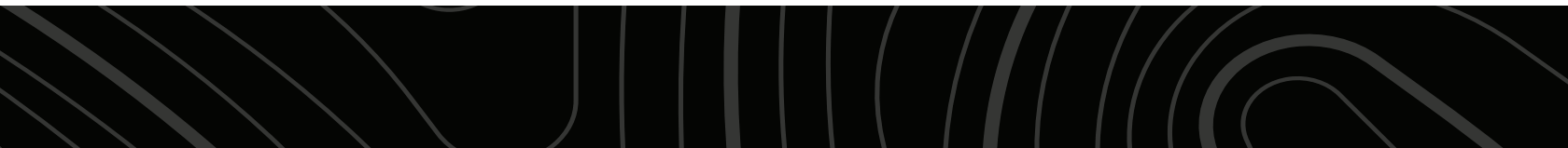




# RENT BACK OPTION

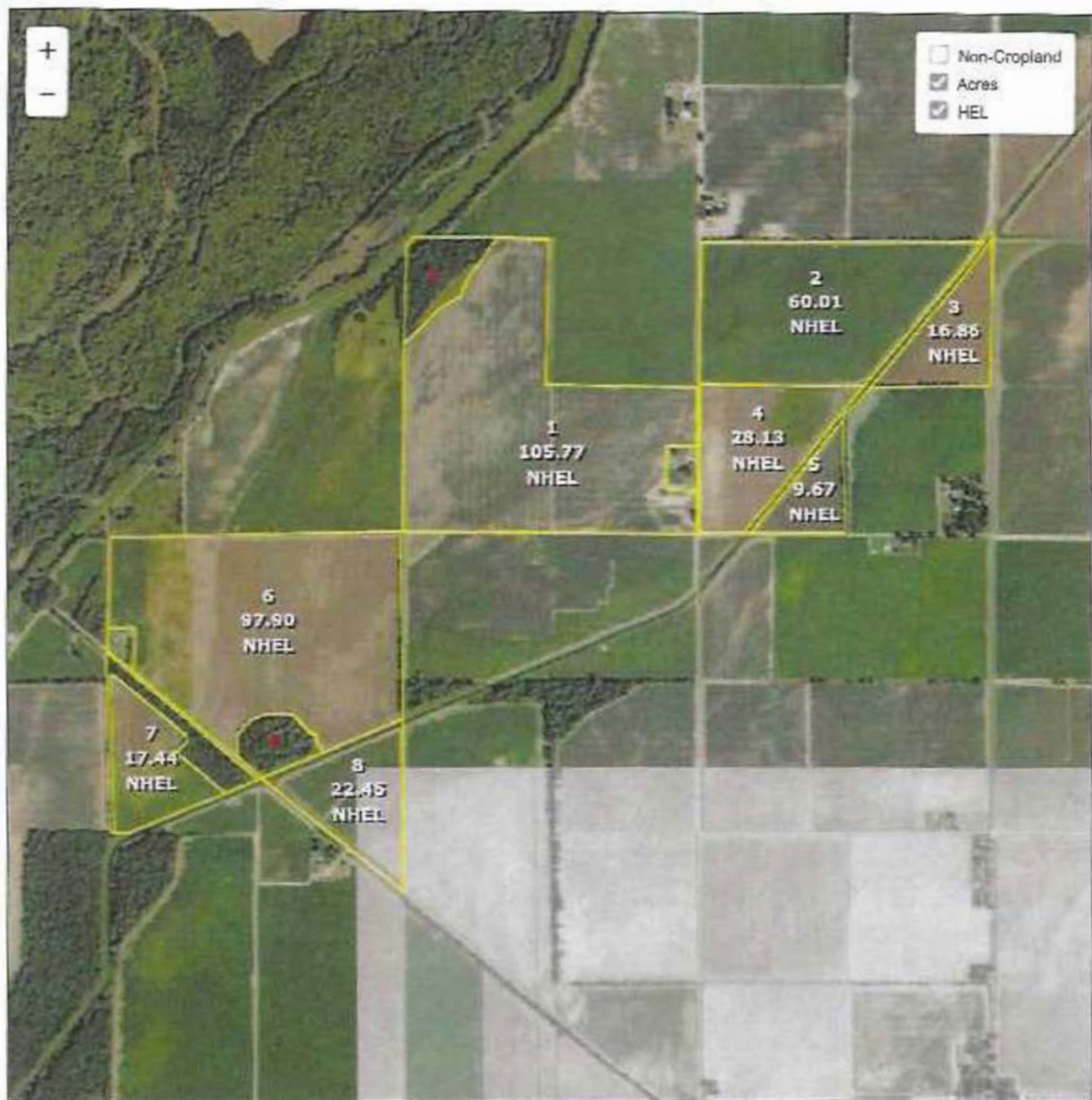
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The seller is also offering a rent-back option at \$200 per acre cash or a 75/25 flex rent, offering flexible leasing terms to meet the buyer's needs.





# FSA MAP



Common Land Unit

Cropland

Non-cropland

CRP

2024 Crop Year

Farm 4288

Tract 9995

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions




Tract 3 of 3

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



# FSA MAP CONTINUED

MISSOURI  
DUNKLIN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 4288  
Prepared : 7/8/24 12:42 PM CST  
Crop Year : 2024

Abbreviated 156 Farm Record

Tract Number : 9995

Description : C22 S33 T17N R7E

FSA Physical Location : MISSOURI/DUNKLIN

ANSI Physical Location : MISSOURI/DUNKLIN

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : MYRNA V ADAMS

Other Producers : SAMMY ALLEN MCPHERSON, BRIAN KEITH SWAIN

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
390.58	358.23	358.23	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	358.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	22.40	0.00	27
Seed Cotton	263.88	0.00	1876
Unassigned Generic Base	65.92	0.00	0
TOTAL	352.00	0.00	

NOTES

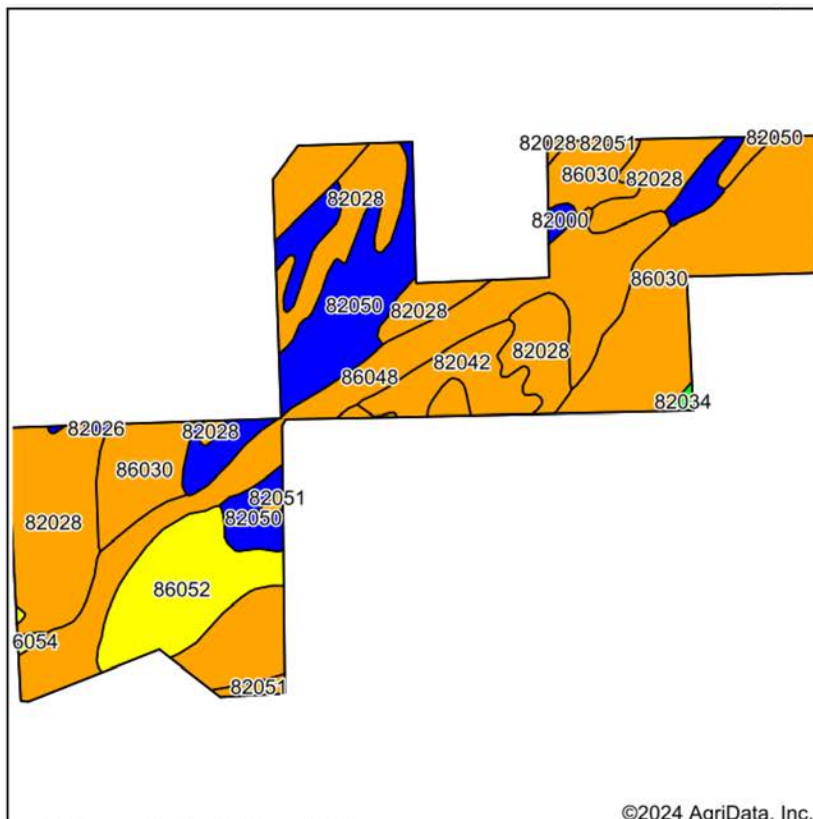
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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

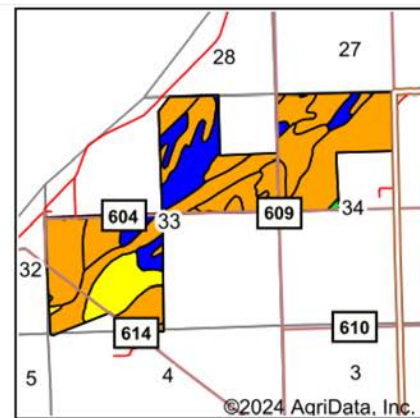
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.ers.usda.gov/hotlines/complaints>, filing date: 06/15/2015 and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail, U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7440; or (3) e-mail: [usda.ascr@usda.gov](mailto:usda.ascr@usda.gov). USDA is an equal opportunity provider, employer, and lender.



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Dunklin**  
Location: **33-17N-7E**  
Township: **Buffalo**  
Acres: **391.86**  
Date: **7/10/2024**



Maps Provided By:














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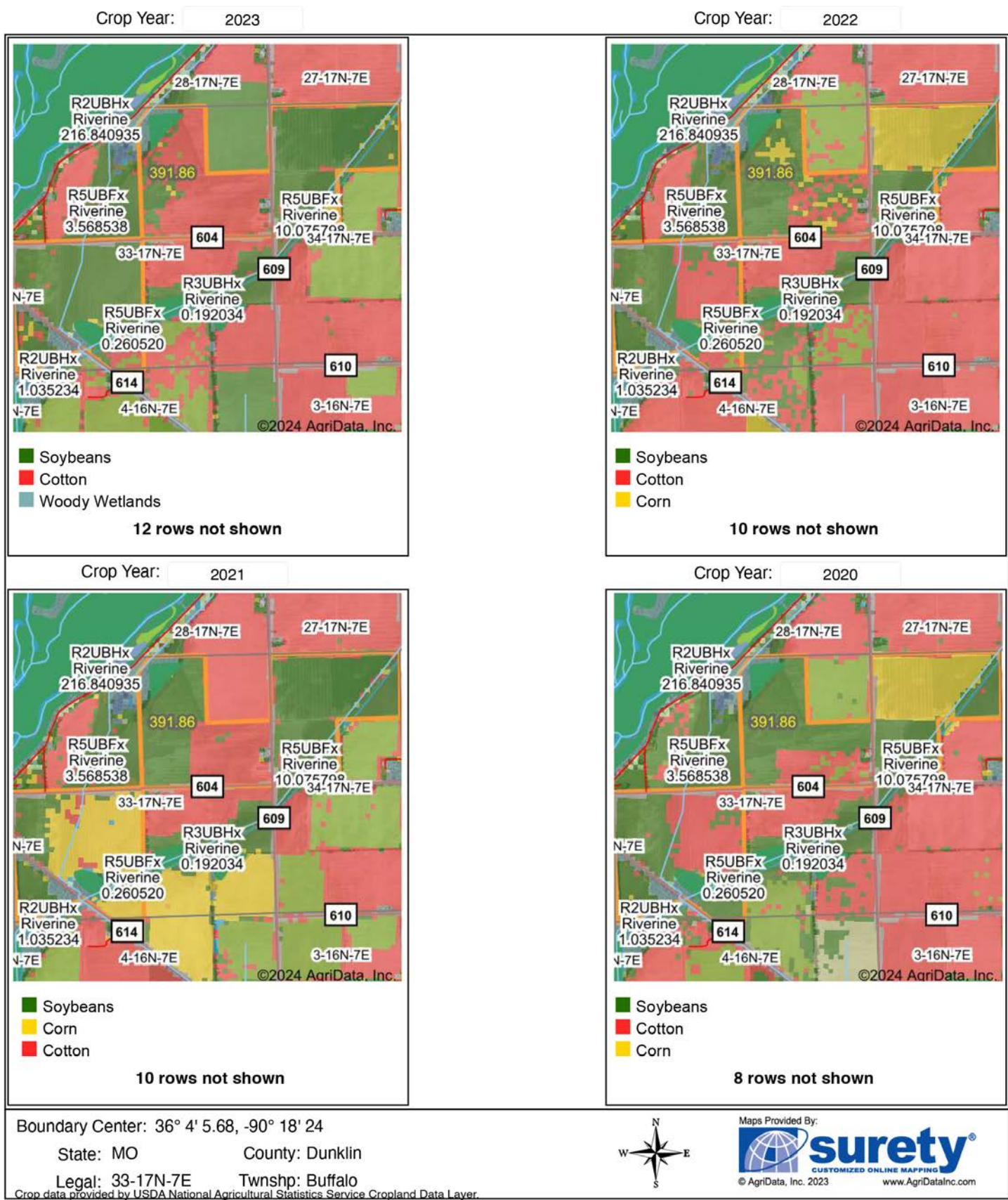
Area Symbol: MO069, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
86030	Gideon loam, 0 to 1 percent slopes, occasionally flooded	115.45	29.6%		IIIw	80	80	65	57
82028	Canalou loamy fine sand, 0 to 1 percent slopes, rarely flooded	92.10	23.5%		III s	64	64	34	55
86048	Roellen silty clay, 0 to 1 percent slopes, occasionally flooded	67.59	17.2%		IIIw	55	54	50	47
82050	Lilbourn fine sandy loam, 0 to 1 percent slopes	56.13	14.3%		IIw	68	59	62	67
86052	Sharkey clay, 0 to 1 percent slopes, rarely flooded, north	34.56	8.8%		IVw	50	50	46	28
82042	Dundee-Silverdale, rarely flooded, loamy sands, 0 to 1 percent slopes	17.68	4.5%		IIIw	65	58	50	65
82051	Malden fine sand, 1 to 5 percent slopes	4.30	1.1%		III s	37	37	22	30
82000	Dubbs silt loam, 0 to 1 percent slopes	1.57	0.4%		Ile	81	77	61	81
86054	Sharkey silty clay loam, 0 to 1 percent slopes, occasionally flooded	1.07	0.3%		IVw	49	46	38	47
82034	Dubbs-Silverdale, rarely flooded, complex, 0 to 1 percent slopes	0.88	0.2%		Is	77	64	53	77
82026	Broseley loamy fine sand, 0 to 5 percent slopes	0.53	0.1%		IIs	63	56	32	63
Weighted Average					2.94	*n 66.3	*n 64.5	*n 51.7	*n 53.9

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

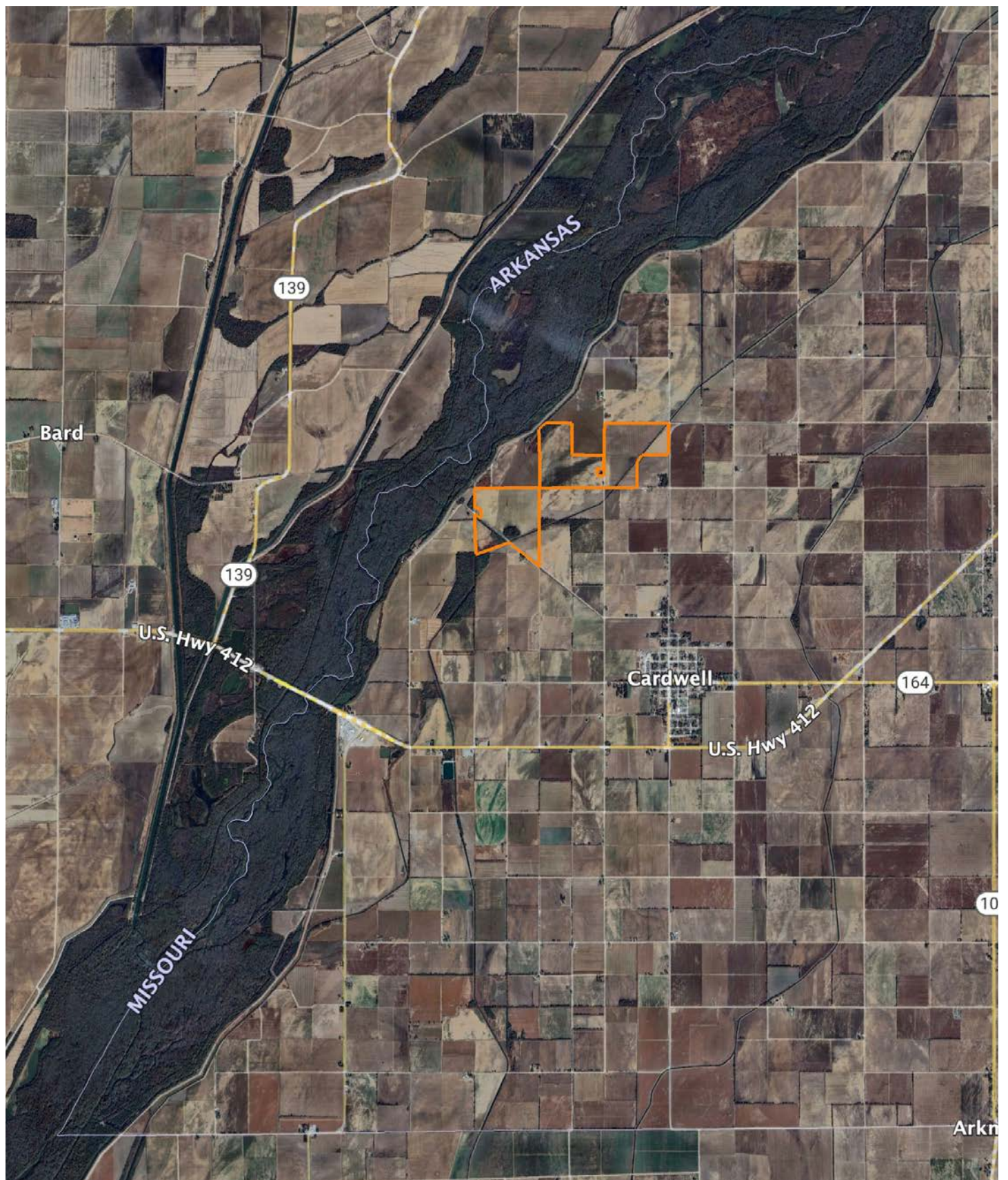


# CROP HISTORY MAP





# OVERVIEW MAP





# AGENT CONTACT

Zach Luster has an extreme passion for the outdoors. He grew up hunting and fishing with his dad and was hooked at a young age. Born and raised in Jonesboro, Arkansas, Zach attended Jonesboro High School and graduated from Arkansas State University with a Bachelor of Science in Agriculture with an emphasis in Farm Management and minor in Plant Science. After school, he farmed and became a farm manager for a large-scale row crop operation, while also duck guiding in Casscoe and Egypt, AR. These experiences and knowledge of the soils led Zach to develop a strong desire for, and dedication to, land and agriculture.

At Midwest Land Group, he's able to fuel these passions, working in the outdoors with people who also love the outdoors. From chasing turkeys in the hills and guiding duck hunts in the river bottoms to farming for nearly a decade, Zach has spent his whole life dedicated to the land. He knows that there are abundant possibilities with each and every piece of property and what all it encompasses. Clients benefit from his loyalty, large network, and eagerness to succeed. Zach is married to his wife, Kailey, and together, they have three sons, Holt, Wiley, and Silas. He is a member of the National Wild Turkey Federation and Delta Waterfowl, and serves as a Youth Director at Milligan Ridge Baptist Church. Other than hunting and fishing, Zach enjoys spending time with his family, attending church events and playing golf. Give Zach a call today to experience the Midwest Land Group difference.



**ZACH LUSTER,** LAND AGENT  
**870.729.1139**

[ZLuster@MidwestLandGroup.com](mailto:ZLuster@MidwestLandGroup.com)



## MidwestLandGroup.com

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