

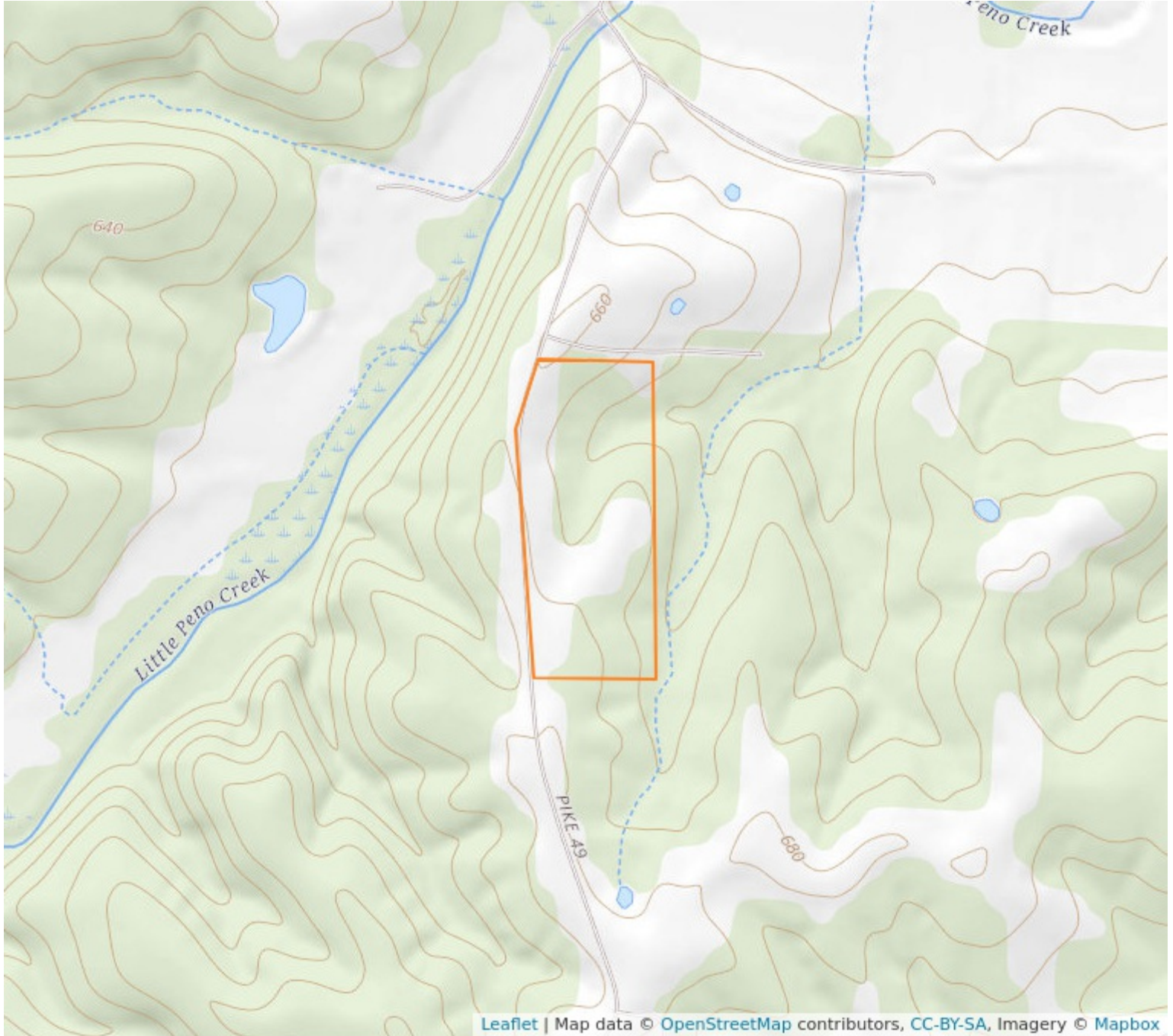
Aerial Map



11 - 54N - 4W
Pike County, Missouri

39°28'1.477" N, 91°18'57.98" W

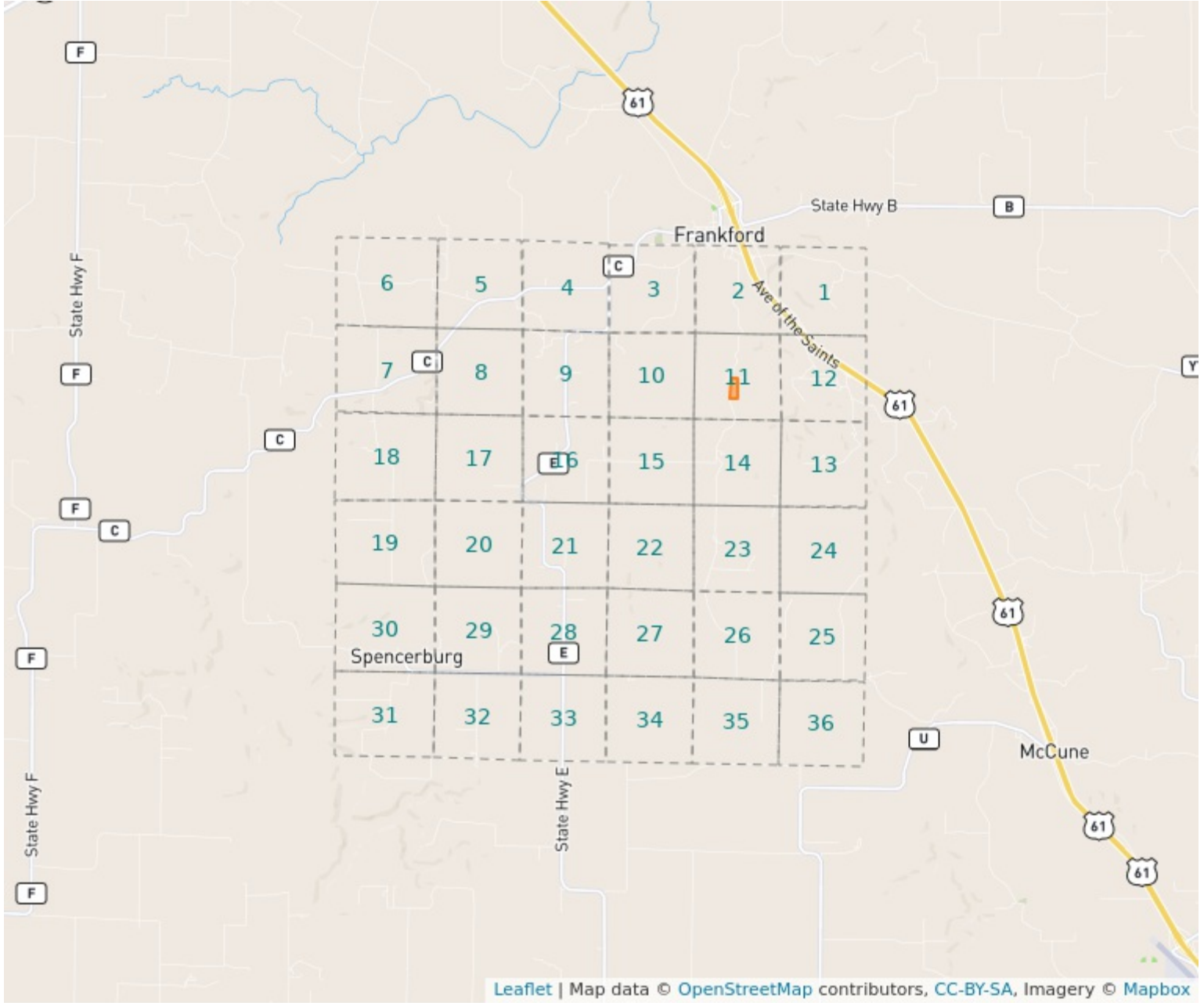
Topography Map



11 - 54N - 4W
Pike County, Missouri

39°28'1.477" N, 91°18'57.98" W

Plat Map



11 - 54N - 4W

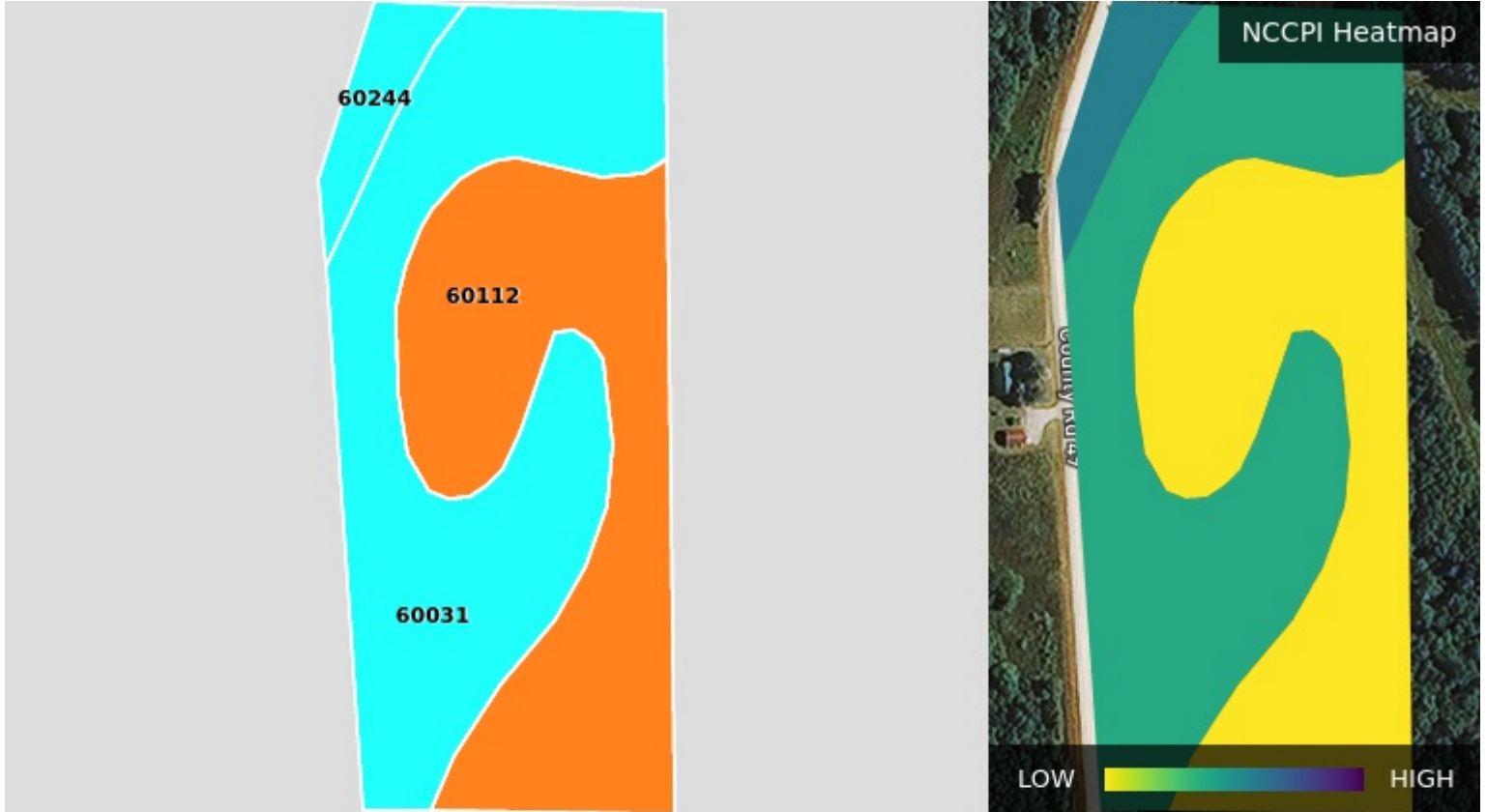
Pike County, Missouri

39°28'1.477" N, 91°18'57.98" W



Soil Map – Total Acres

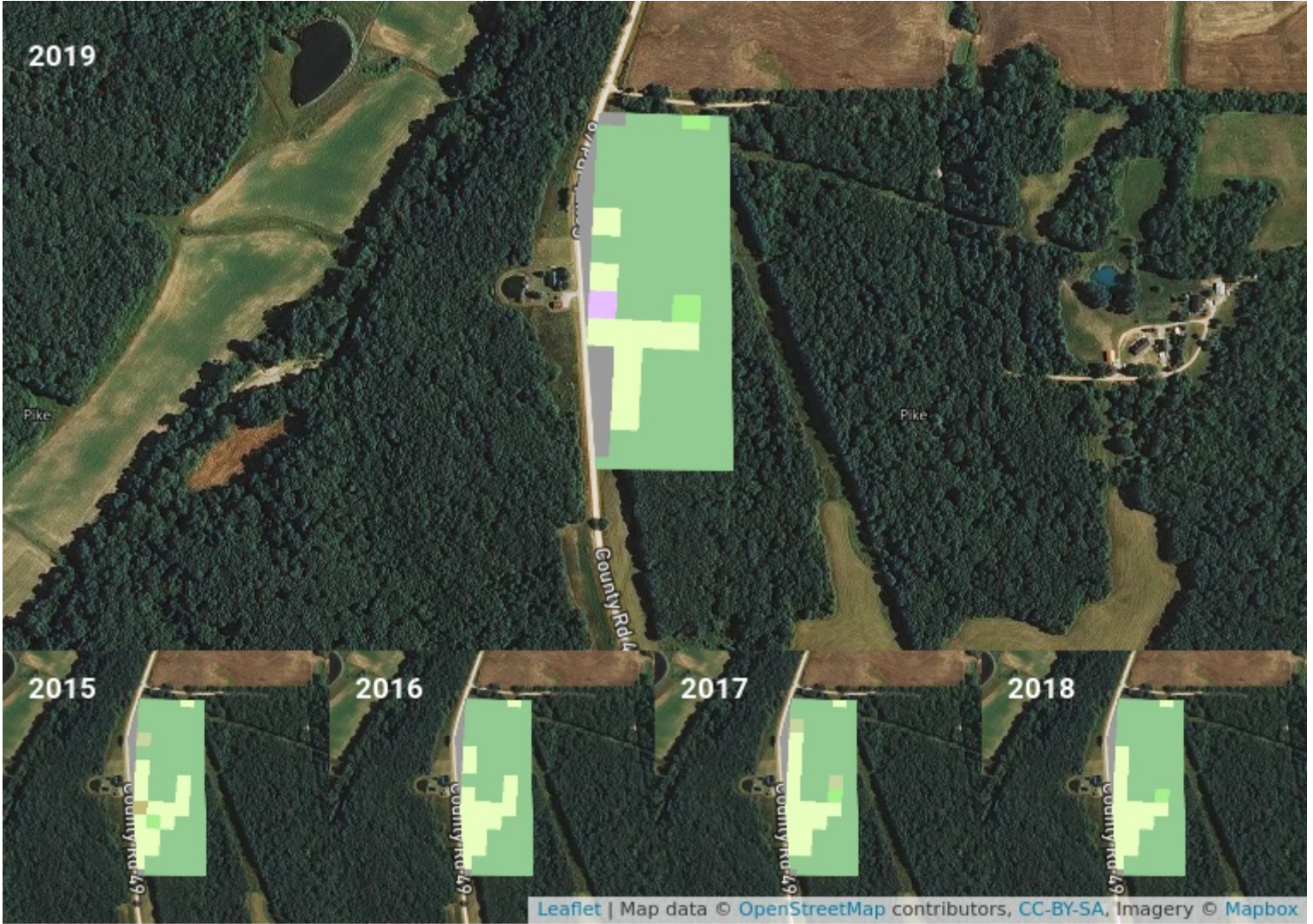
Source: NRCS SSURGO



Code	Description	Acres	% of Field	Soil Class	NCCPI
60031	Winfield silt loam, 9 to 14% slopes	7.44	50.3%	4	53.01
60112	Goss very gravelly silt loam, 14 to 45% slopes	6.6	44.6%	4	10.03
60244	Winfield silt loam, 5 to 10% slopes	0.77	5.2%	4	64.5
		14.8			34.49

Crop History

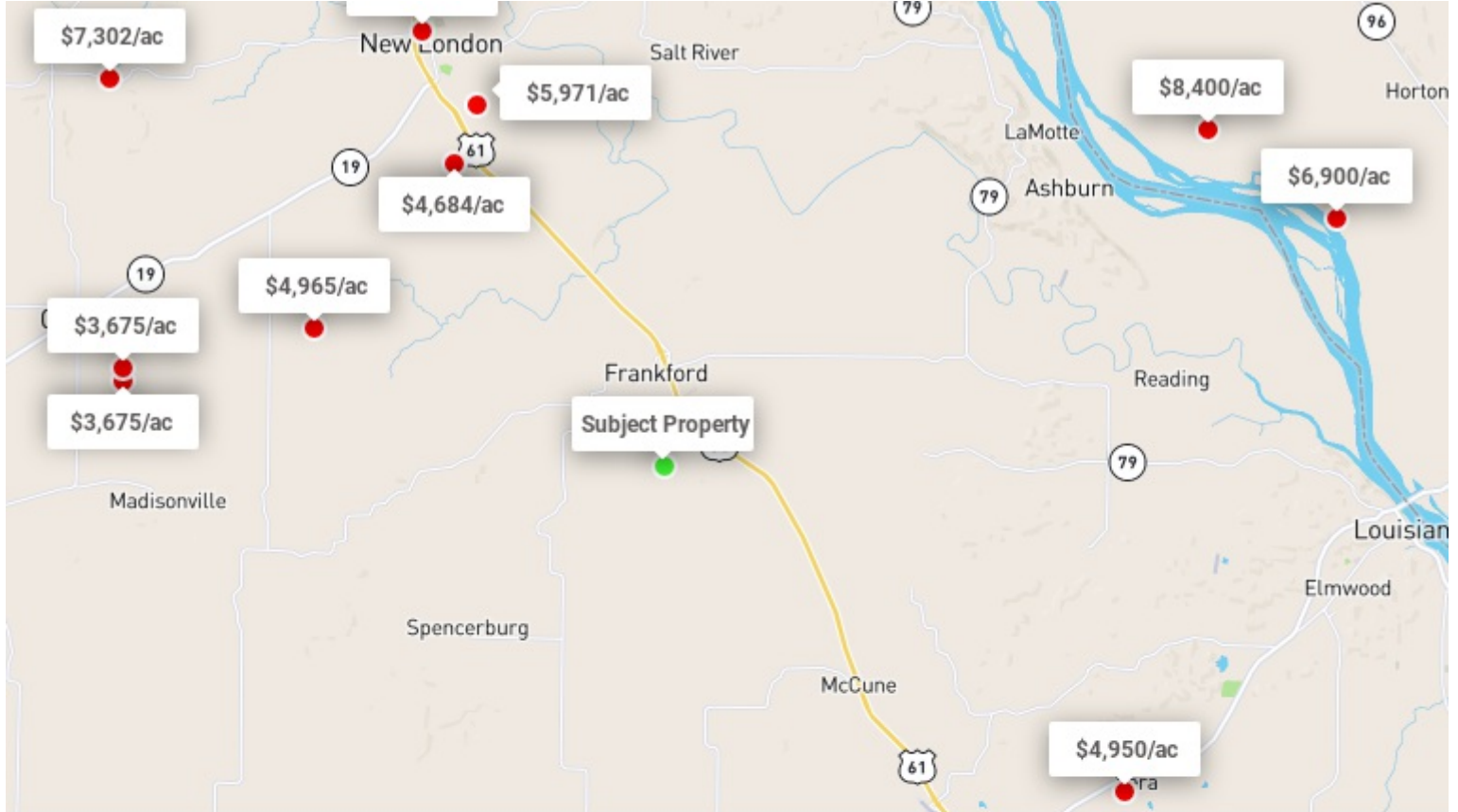
Source: USDA NASS Cropland Data Layer



	2019	2018	2017	2016	2015
Corn	—	—	—	—	—
Soybeans	—	—	—	—	—
Grass/Pasture	13.52%	23.27%	23.95%	24.76%	21.77%
Other	86.47%	76.73%	76.05%	75.24%	78.22%

Nearby Sales

Source: FarmlandFinder Sales Data



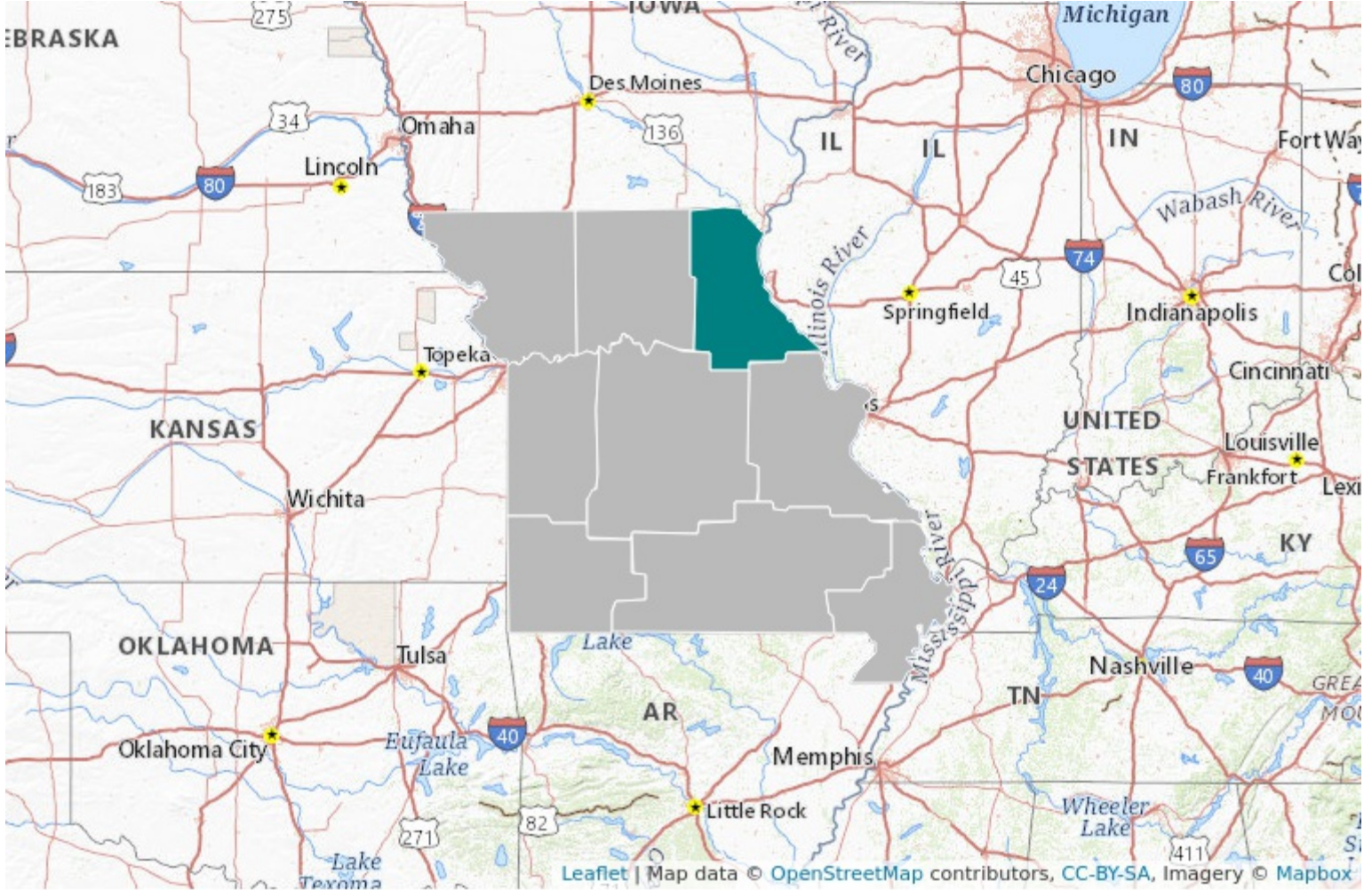
Distance	Sale Date	Gross Acres	Tillable Acres	Percent Tillable	NCCPI	Sale Price	\$/Acre	\$/Tillable Acre	\$/NCCPI
7.11 mi	Expired	98.00	68.00	69%	57.3	\$459,000	\$4,684	\$6,750	\$82
7.27 mi	Expired	98.70	72.57	74%	55.1	\$490,000	\$4,965	\$6,752	\$90
7.99 mi	For Sale	159.10	116.00	73%	57.4	\$950,000	\$5,971	\$8,190	\$104
9.71 mi	Expired	16.43	11.70	71%	60.2	\$125,000	\$7,608	\$10,684	\$126
10.61 mi	Expired	60.00	32.00	53%	41.9	\$220,500	\$3,675	\$6,891	\$88
10.64 mi	Expired	20.00	13.00	65%	46.6	\$73,500	\$3,675	\$5,654	\$79
10.91 mi	Expired	79.00	56.00	71%	55.3	\$391,050	\$4,950	\$6,983	\$89
12.34 mi	Expired	1500.00	1200.00	80%	111.9	\$12,600,000	\$8,400	\$10,500	\$75
13.10 mi	Expired	15.75	8.40	53%	51.9	\$115,000	\$7,302	\$13,690	\$141
13.84 mi	10/26/18	135.92	118.73	87%	123.0	\$937,848	\$6,900	\$7,899	\$56
							\$5,813	\$8,399	\$93

* For Sale means the property is currently for sale.

* Expired means the property listing expired and the information shown is from when the listing was active.

Price Trends

Source: FarmlandFinder Sales Data



Average Listing Price for Northeast Missouri

All Active Listings	\$5,743/ac
85% Tillable Active Listings	\$5,238/ac

Average Auction Price for Northeast Missouri

All Auctions (past 6 months)	\$3,998/ac
85% Tillable Active Listings (past 6 months)	\$3,790/ac

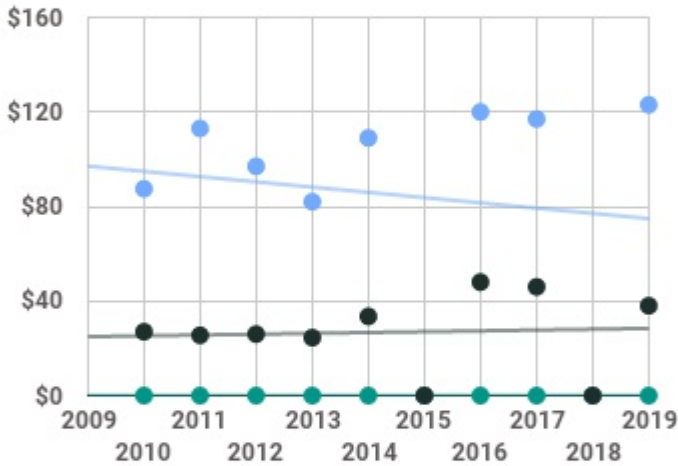
USDA Data

Pike County Average Yields



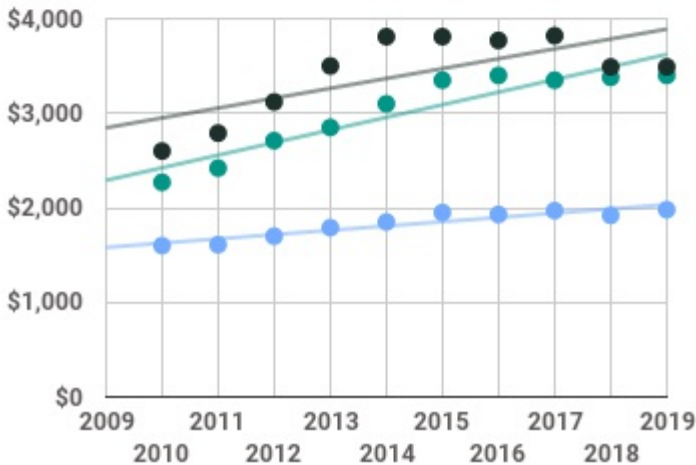
Year	Corn (bu/ac)	Soybeans (bu/ac)
2019		
2018	139.5	
2017	171.4	50.7
2016	163	51.4
2015	96.3	
2014	192.9	43.2
2013	157.1	38.3
2012	43	24.5
2011	112.7	29.8
2010	131	47.6

Pike County Average Cash Rent



Year	Irrigated (\$/ac)	Non-Irrigated (\$/ac)	Pastureland (\$/ac)
2019		\$123	\$38
2018			
2017		\$117	\$46
2016		\$120	\$48
2015			
2014		\$109	\$34
2013		\$82	\$25
2012		\$97	\$26
2011		\$113	\$26
2010		\$88	\$27

Missouri Statewide Average Land Values



Year	Ag Land, Incl. Buildings (\$/ac)	Pastureland (\$/ac)	Cropland (\$/ac)
2019	\$3,400	\$1,980	\$3,490
2018	\$3,380	\$1,920	\$3,490
2017	\$3,350	\$1,970	\$3,820
2016	\$3,400	\$1,930	\$3,770
2015	\$3,350	\$1,950	\$3,810
2014	\$3,100	\$1,850	\$3,810
2013	\$2,850	\$1,790	\$3,500
2012	\$2,710	\$1,700	\$3,120
2011	\$2,420	\$1,610	\$2,790
2010	\$2,270	\$1,600	\$2,600