



Spinar Farm
108 acres
Benton County, Mo.

Helping Investors Make Money In Farmland Since 1987

Land Property Associates has an ownership interest in or manages over 15 million dollars of farmland in the Loess Hills of northwest Missouri and northeast Kansas as well as central Illinois . This specific geologic area is known for its deep soils and high productivity.



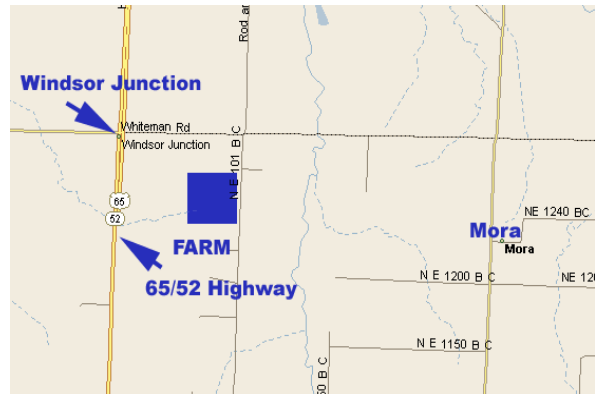
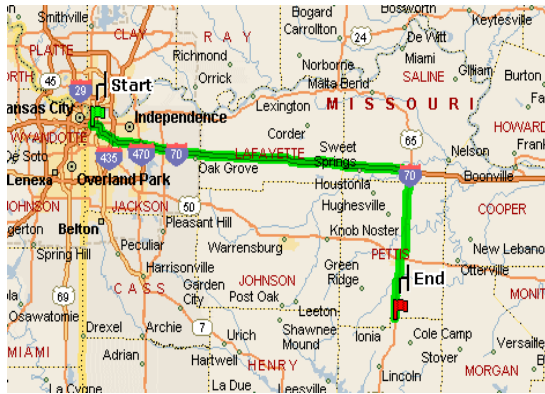
The Spinar Farm is located in Benton County, Missouri. The farm has 108 total acres of which 100 are tillable. The farm lays well and terraces and waterways have been added where needed. The soils are typical loess soils for this area. The farm is cash rented for \$ 9000.00 and real estate taxes are \$210.93. There is road frontage along a well maintained gravel road.

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|--------------------|-----------|
| Cash Rent | \$9000.00 |
| Taxes | \$210.93 |
| Government Payment | \$1602.00 |

The Spinar Farm is located south of Sedalia in Benton County. From Kansas City take Interstate 70 east to 65 Highway south.. Go south about 13miles past Sedalia to where 52 Highway meets 65. Go left (east) one mile then south a half mile to farm on west side of road. SEC 5 TWN 43 R 21



Shown below is a soil map along with a soil key in order to identify the specific soils on this property. Also shown is the expected corn yield for each soil as determined by the U.S.D.A.



- 60B2 Barden silt loam**
- 60B Barden silt loam**
- 68C Eldon silt loam**
- 68D Eldon silt loam**