



# MISSOURI Land & Farm

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## 100 Acre Wildlife Sanctuary w/Income!!

Molly Road, Bucklin MO 64631

Linn County

**\$450,000**



### CONTACT:



**JEFFREY QUINN**

Broker

660-734-3925

[jquinn@missourilandandfarm.com](mailto:jquinn@missourilandandfarm.com)



This 100 Acre tract is exactly what I would look for in a hunting Farm.

Great Area!! Great Camp Spot!!

Seclusion - Dirt Dead End Road!!

Funnels for travel routes!!

Grain for holding deer all year long.

FSA shows 38.5 Tillable acres however current farmer states they are farming more on the west side now. He says that number should be closer to 42 acres and that he would be willing to farm back for \$185/Acre based on 42 Acres or \$7,770.

(Terraced Grain fields would offer a little depreciation value)

I would clean out the old trails through the timber. To establish easy in and out routes. Along with a great way to sneak up on those gobbling Toms.

Establish Permanent food plot locations.

I would also try for a Cp-33 Field edge Buffer program for warm season grasses. ( You must own land 1 year prior to CRP enrollment) Then Farm the ridge top.

If your not a hunter the current owner has leased out the hunting rights for an additional \$3000 in income

Call for more information on this great tract. Jeff Quinn 1-660-734-3925





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.

#### Linn Co. FSA

Corn Yellow Grain=C, SoybeansComGrain=SB  
Covrc -ceg-co=CCC COvrc-bob-co=CCb  
Sorghum Grain=Milao, Wheat Winter=SRW  
Oats Spring Grain=O, Mix FG LS=LS  
Wheat Hard Winter Grain=HRW  
Mixed Forage LGM Graze=P  
Mixed Forage LGM Forage=H  
Failed=F Prevent Plant=PP  
\*Unless noted on Map

1 inch equals 342 feet

Program Year: 2021

Created: 4/14/2021

Flown: 2018-08-12

- clu
- crp
- plss

Farm 856  
Tract 1983



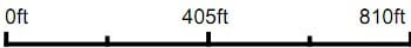


Aerial Map



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Map Center: 39° 50' 35.5, -92° 53' 13.98



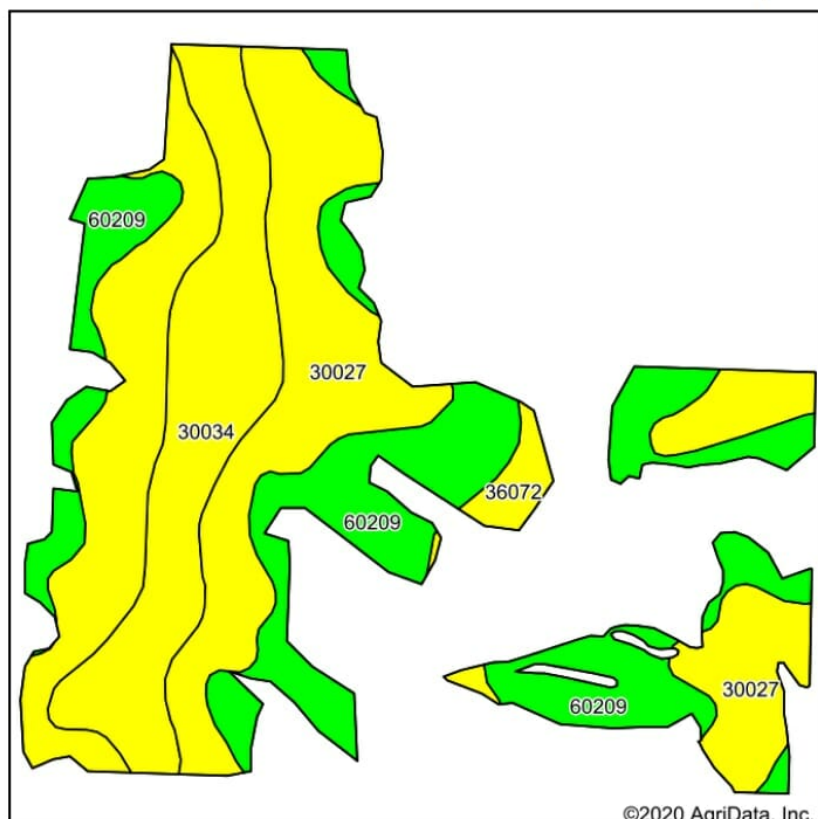
14-58N-18W  
Linn County  
Missouri



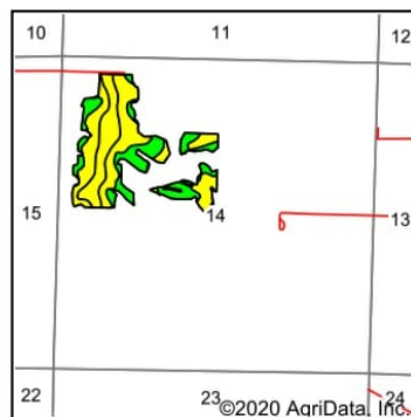
7/7/2020



# Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Linn**  
 Location: **14-58N-18W**  
 Township: **Bucklin**  
 Acres: **61.49**  
 Date: **10/6/2020**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO115, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	28.48	46.3%		IIle							42
60209	Purdin loam, 9 to 14 percent slopes, eroded	19.08	31.0%		IVe	5	8	7	8	7	8	55
30034	Armstrong loam, 2 to 5 percent slopes, eroded	12.52	20.4%		IIle	5	8	7	8	7	8	52
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	1.41	2.3%		IIIw			8	7	8	10	72
Weighted Average						2.6	4.1	3.8	4.3	3.8	4.3	*n 48.8

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

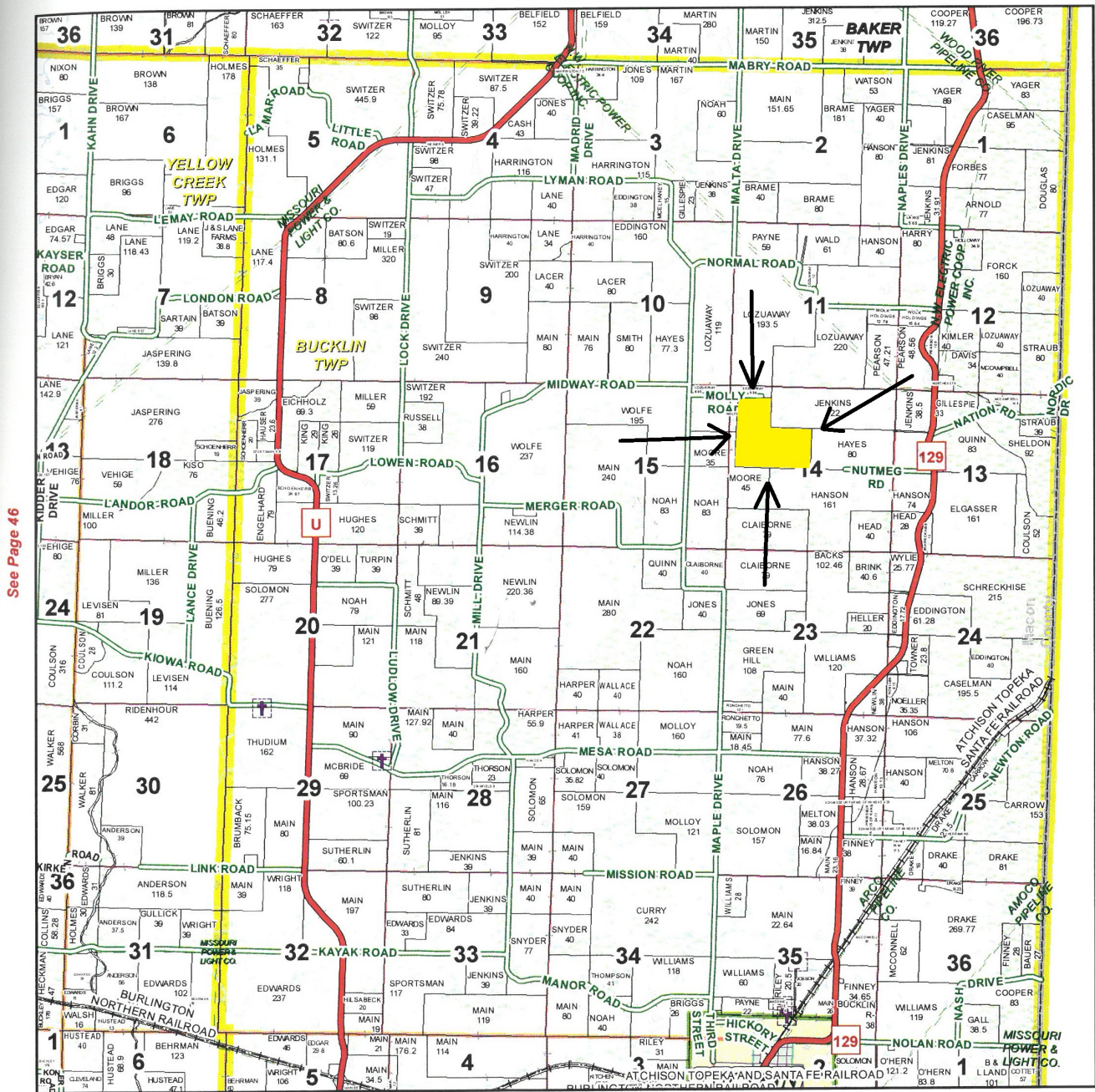
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# T58N-R18W

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January 18, 2017

Linn County Commission

Dick King - Presiding Commissioner  
Mike Brown - 1st District Commissioner  
Josh Muck - 2nd District Commissioner

Data Courtesy Linn County  
Geographic Information System

Marlene Graves - Assessor / GIS Manager

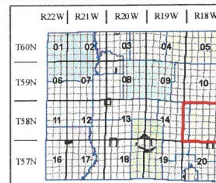
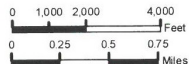
This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:



www.midlandgis.com



## Legend

- US Highways
- ST Highways
- CO Highways
- Streets
- Rail Roads
- Streams
- Water
- Land Ownership
- Subdivisions
- County Boundary
- City Limits
- Township Range
- Sections
- Political Township
- Land Hooks
- Bridges
- Cemeteries



mphreys

