



MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

**107.2 Acres of Pure Potential in Linn
County!!**

Hwy FF, & Hwy 36 Brookfield, MO

Linn County

\$696,800



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



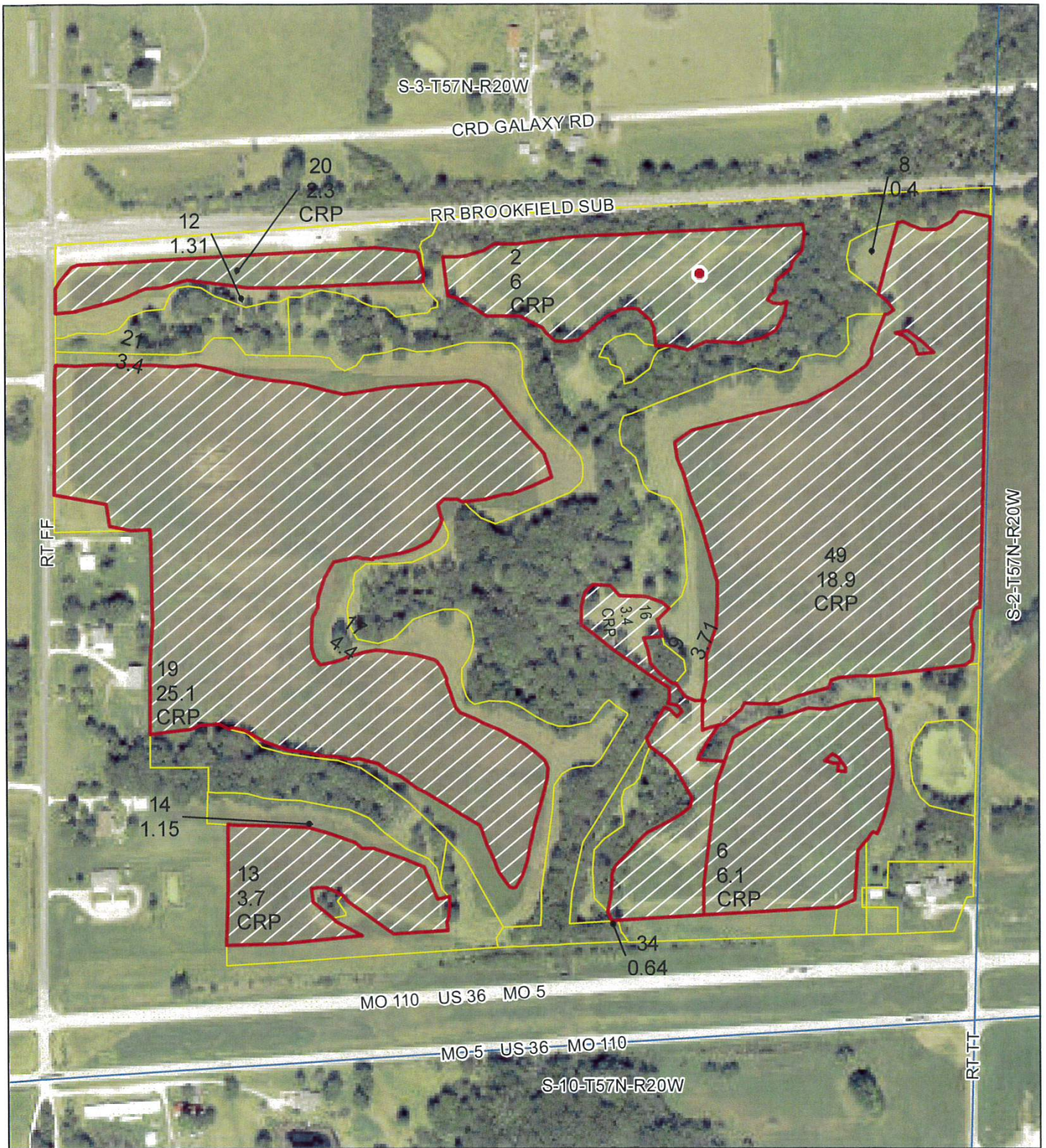
This beautiful **107.2-acre farm** sits in an unbeatable location just **one mile west of Brookfield, Missouri**, positioned between **Highway 36 to the south** and **Highway FF to the west** for exceptional access. Nestled in the heart of **Linn County**, this property combines income-producing acres, mature timber, and high-quality wildlife habitat—truly a rare find for those seeking both recreation and the perfect place to build a home.

The landscape is a striking blend of **tall native grasses, mature oak draws**, and the winding corridor of **Little Turkey Creek**, creating a natural sanctuary for wildlife. The farm offers **80.51 acres of open ground**, with **65.04 acres currently enrolled in CRP** through **September 30, 2027**, providing a dependable annual income of **\$9,558.28 at \$146.96 per acre**. The remaining open acres are expired CRP also. They provide excellent versatility—crop them, re-enroll them in CRP, enhance them with food plots, or tailor them for improved wildlife attraction.

With its mixture of thick native cover and mature woods, this farm is **a magnet for whitetails, turkey, and small game**, offering year-round hunting and habitat management opportunities. The scenic building site along **Highway FF** adds even more value, giving buyers the chance to create a dream home or getaway overlooking the property's rolling terrain and natural beauty.

To top it off, the owner is currently working on a **new creek crossing** to improve access to the entire farm—more details coming soon.

This property checks every box for hunters, investors, and anyone dreaming of living on their own land. For more information, call or text **Jeff Quinn at 660-734-3925**.



All Measurements are
For FSA Programs Only

Linn Co. FSA

1:4,410



Program Year: 2026

Created: 9/30/2025

Flown: 9/4/2024

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)

C=Com-YEL-GR SB=Soybean-COM-GR
SRW=Wheat-SRW-GR Milo=Sorgh-GRS-GR
FG=grass or mixfg-fg CCC=covrc-cereals
ALF=alfalfa-fg GZ=grass or mixfg-gz
F=failed PP=prevent plant
DC=double crop LS=left standing
All fields are NI non-irrigated*
*Unless notated on Map

- clu
- crp
- plss

Farm 6465
Tract 5391

CRP-1 (05-05-25) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION <div style="text-align: center;">29 115</div>		2. SIGN-UP NUMBER <div style="text-align: center;">48</div>	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER <div style="text-align: center;">11176E</div>		4. ACRES FOR ENROLLMENT <div style="text-align: center;">65.50</div>	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) LINN COUNTY FARM SERVICE AGENCY 121 PERSHING RD BROOKFIELD, MO64628		6. TRACT NUMBER <div style="text-align: center;">5391</div>		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) <div style="text-align: center;">11-01-2016 09-30-2027</div>	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (660) 258-7265		8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					
<p><i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i></p>					
9A. Rental Rate Per Acre \$ 146.96		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 9,626.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment \$		5391	2	CP42	6.00
(Item 9C is applicable only when the first year payment is prorated.)		5391	6	CP42	6.10
		5391	13	CP42	3.70
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE <div style="text-align: center;">100.00 %</div>	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE <div style="text-align: center;">%</div>	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE <div style="text-align: center;">%</div>	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)
<p>NOTE: <i>Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</i></p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).</p>					

Non-Discrimination Statement: In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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 State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

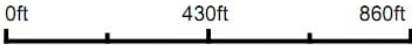
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information 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, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

Aerial Map



Map Center: 39° 46' 59.37, -93° 7' 23.19

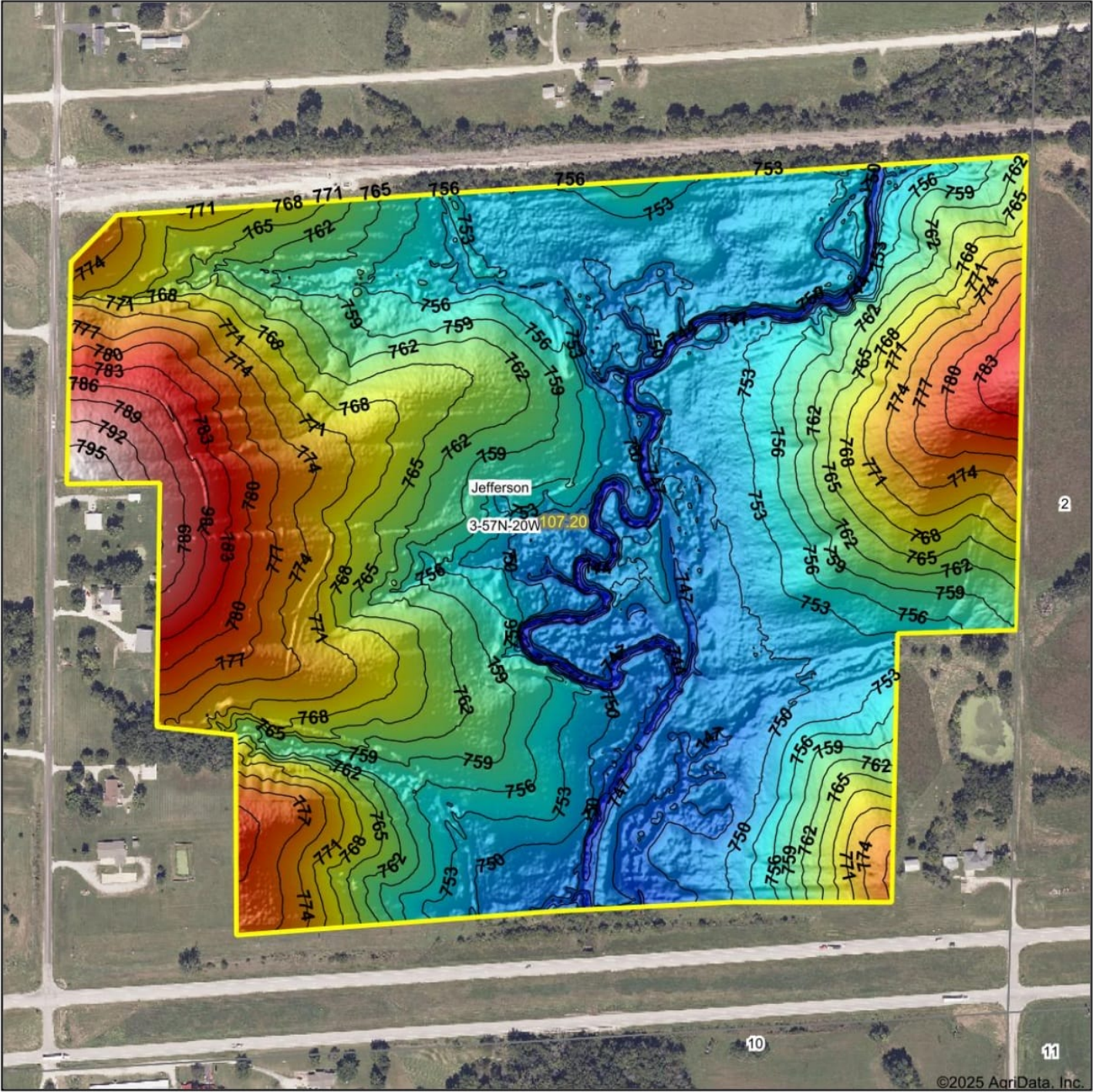


11/18/2025

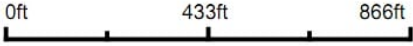
Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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3-57N-20W
Linn County
Missouri

Topography Hillshade



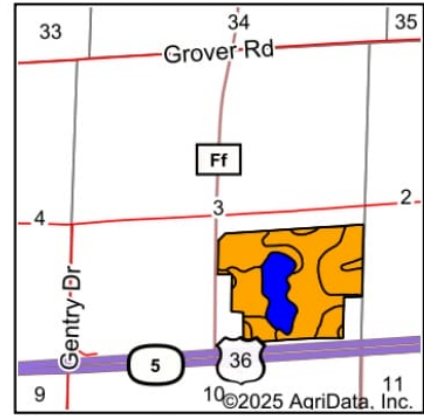
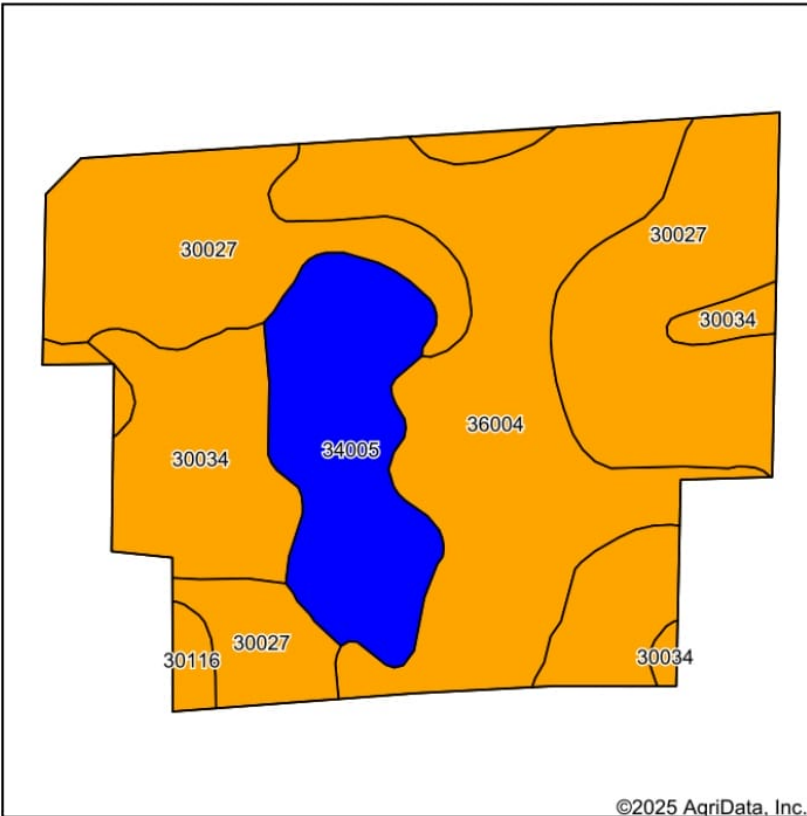
Source: USGS 1 meter dem
Interval(ft): 3
Min: 740.3
Max: 797.5
Range: 57.2
Average: 761.2
Standard Deviation: 11.42 ft



3-57N-20W
Linn County
Missouri

Boundary Center: 39° 46' 59.37, -93° 7' 23.19

Soils Map



State: **Missouri**
 County: **Linn**
 Location: **3-57N-20W**
 Township: **Jefferson**
 Acres: **107.2**
 Date: **11/18/2025**

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 30												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	43.67	40.8%		IIIe							41
36004	Blackoar silt loam, 0 to 2 percent slopes, frequently flooded	32.95	30.7%		IIIw							85
34005	Gifford silt loam, 2 to 5 percent slopes, rarely flooded	15.34	14.3%		IIe			8	7	8	9	70
30034	Armstrong loam, 2 to 5 percent slopes, eroded	13.34	12.4%		IIIe	5	8	7	8	7	8	50
30116	Lagonda silt loam, 2 to 5 percent slopes, eroded	1.90	1.8%		IIIe	5	7	7	8	7	8	56
Weighted Average					2.86	0.7	1.1	2.1	2.1	2.1	2.4	*n 60.1

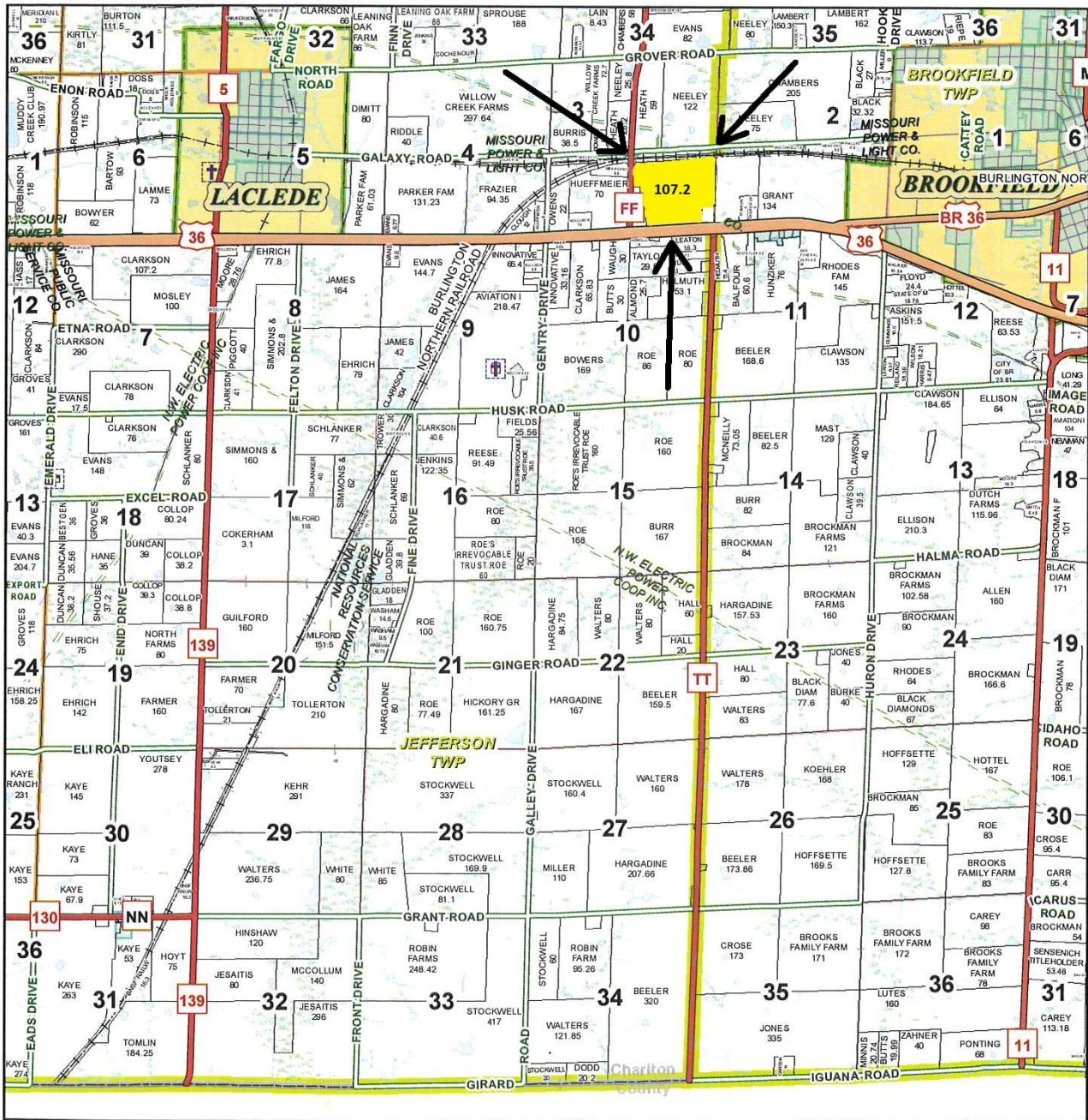
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T57N-R20W

See Page 44



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

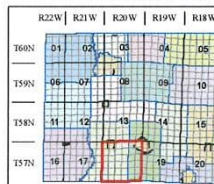
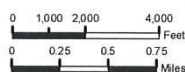
This data was primarily developed
for tax purposes and is not
considered survey accurate.

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
- Cemeteries