



MISSOURI Land & Farm

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

108 Acres – Hunting/Tillable!!

Hwy 129, New Cambria, MO 63558

Macon County

\$604,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



108 Acres – Secluded Income-Producing Hunting & Farm Tract

This 108-acre tract is part of a larger 415-acre holding and is accessible via a deeded easement from the east, ensuring privacy and minimal disturbance. It currently includes 45 acres of tillable ground, enrolled in FSA production, with plans for expansion in 2025 to increase the row crop footprint. The remaining 63 acres are composed of rolling timber, natural draws, and open edges—creating a diverse landscape ideal for recreation and hunting.

Income & Investment Opportunity

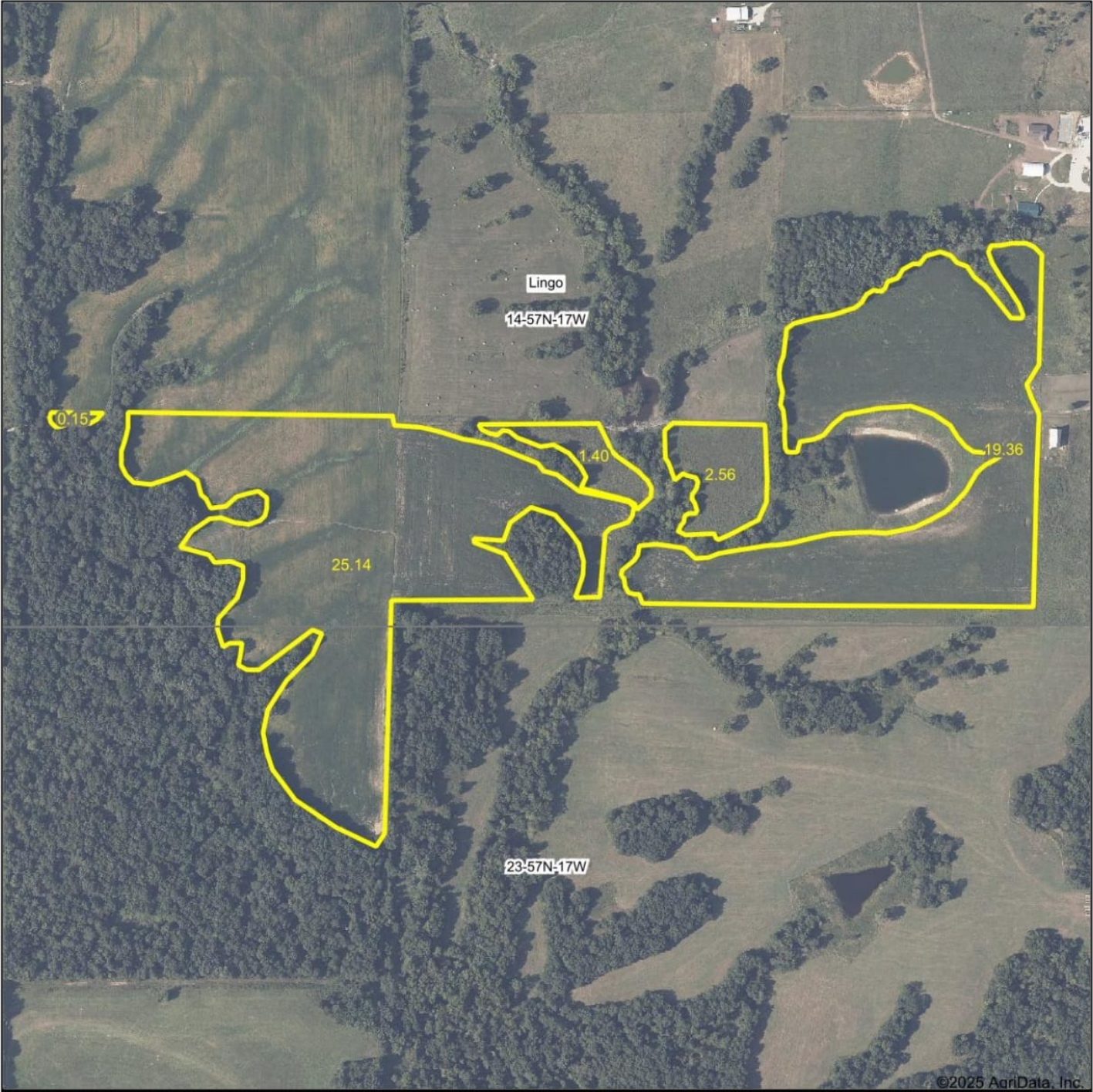
The 45 acres of tillable ground are under a cash rent agreement at \$160 per acre, generating \$7,200 annually. With hunting rights potentially leased at \$20 per acre, there's an additional \$2,160 of yearly income available. Together, this provides a solid return of \$9,360 annually, making this property not only a recreational haven but also a sound investment.

For the Outdoor Enthusiast

This property is perfectly suited for the outdoorsman. The 63 wooded acres are loaded with wildlife habitat, including mature timber and bedding cover for whitetail deer and turkey. A 1.75-acre secluded pond enhances the recreational value, offering fishing opportunities and a reliable water source for game. Whether you're seeking a private hunting retreat, a weekend getaway, or a dual-purpose investment, this property offers it all.

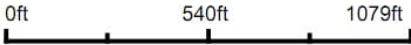
For more information, contact Jeff Quinn at (660) 734-3925.

Aerial Map



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Map Center: 39° 44' 38.42, -92° 46' 15.15



Maps Provided By:
surety
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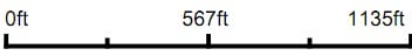
14-57N-17W
Macon County
Missouri

7/8/2025

Aerial Map



Boundary Center: 39° 44' 36.35, -92° 46' 16.49



Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

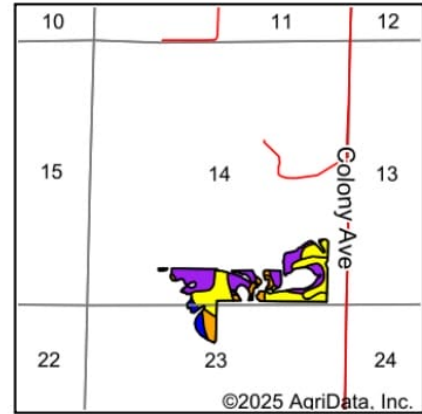
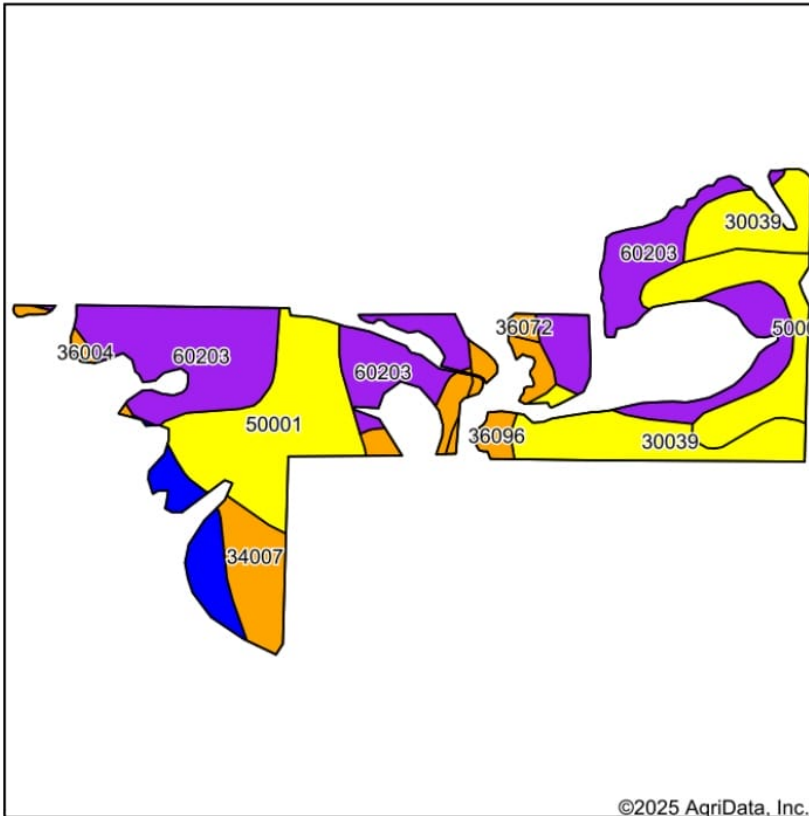
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14-57N-17W
Macon County
Missouri



7/8/2025

Soils Map



State: **Missouri**
 County: **Macon**
 Location: **14-57N-17W**
 Township: **Lingo**
 Acres: **48.61**
 Date: **7/8/2025**

Maps Provided By: **surety**
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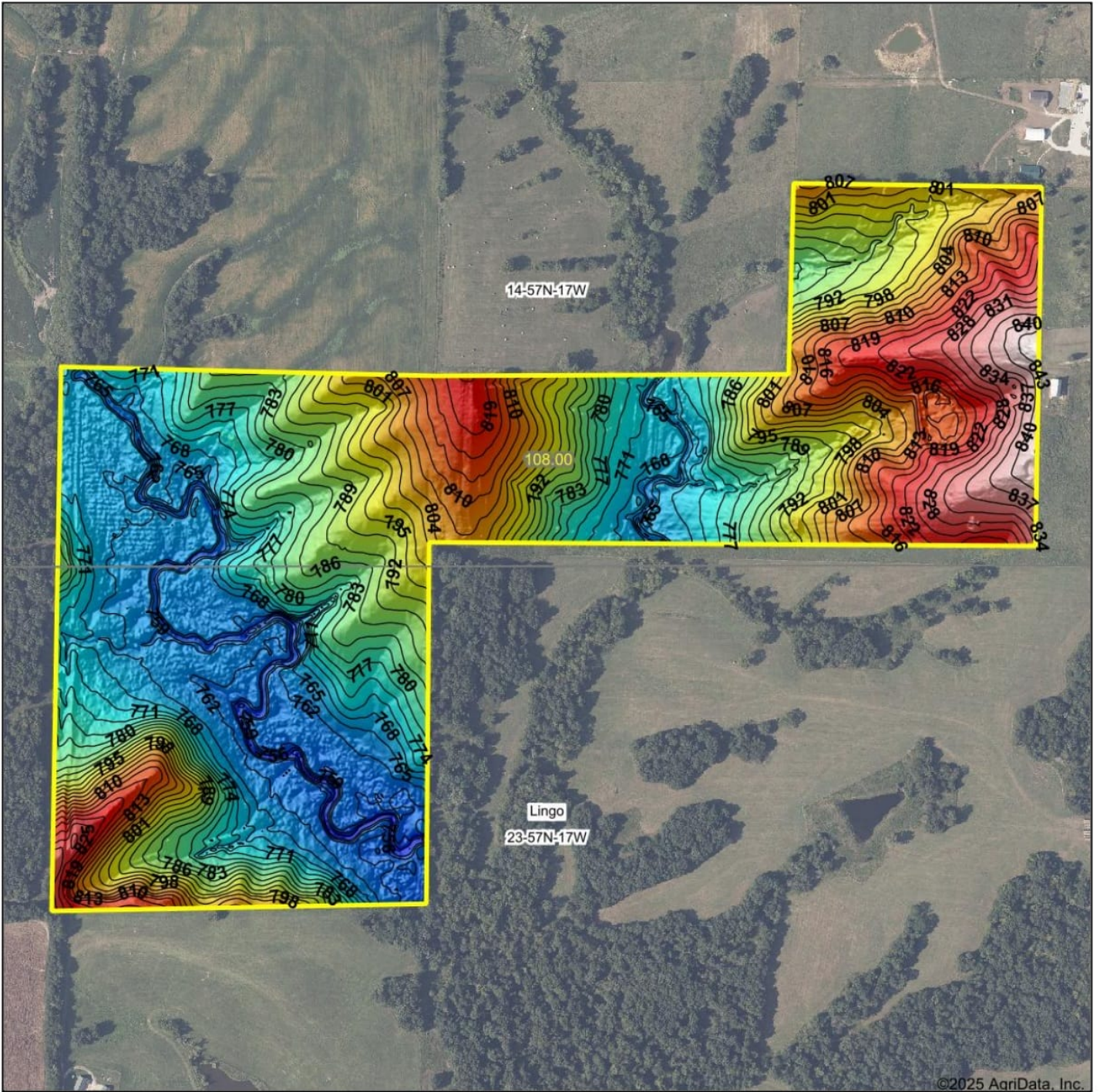


Soils data provided by USDA and NRCS.

Area Symbol: MO121, Soil Area Version: 28												
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
60203	Purdin loam, 14 to 20 percent slopes, eroded	18.14	37.3%		VIe	5	7	6	7	6	7	44
50001	Armstrong loam, 5 to 9 percent slopes, eroded	13.61	28.0%		IVe							49
30039	Armstrong loam, 9 to 14 percent slopes, eroded	7.96	16.4%		IVe							46
34007	Gifford silt loam, 5 to 9 percent slopes, eroded	4.04	8.3%		IIIe			7	6	7	8	63
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.42	5.0%		IIw							67
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	1.76	3.6%		IIIw			8	7	8	8	56
36004	Blackoar silt loam, 0 to 2 percent slopes, frequently flooded	0.38	0.8%		IIIw							85
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	0.30	0.6%		IIIw			8	7	8	10	70
Weighted Average					4.51	1.9	2.6	3.2	3.4	3.2	3.6	*n 49.4

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 3 meter dem
Interval(ft): 3
Min: 748.4
Max: 845.7
Range: 97.3
Average: 788.5
Standard Deviation: 22.18 ft



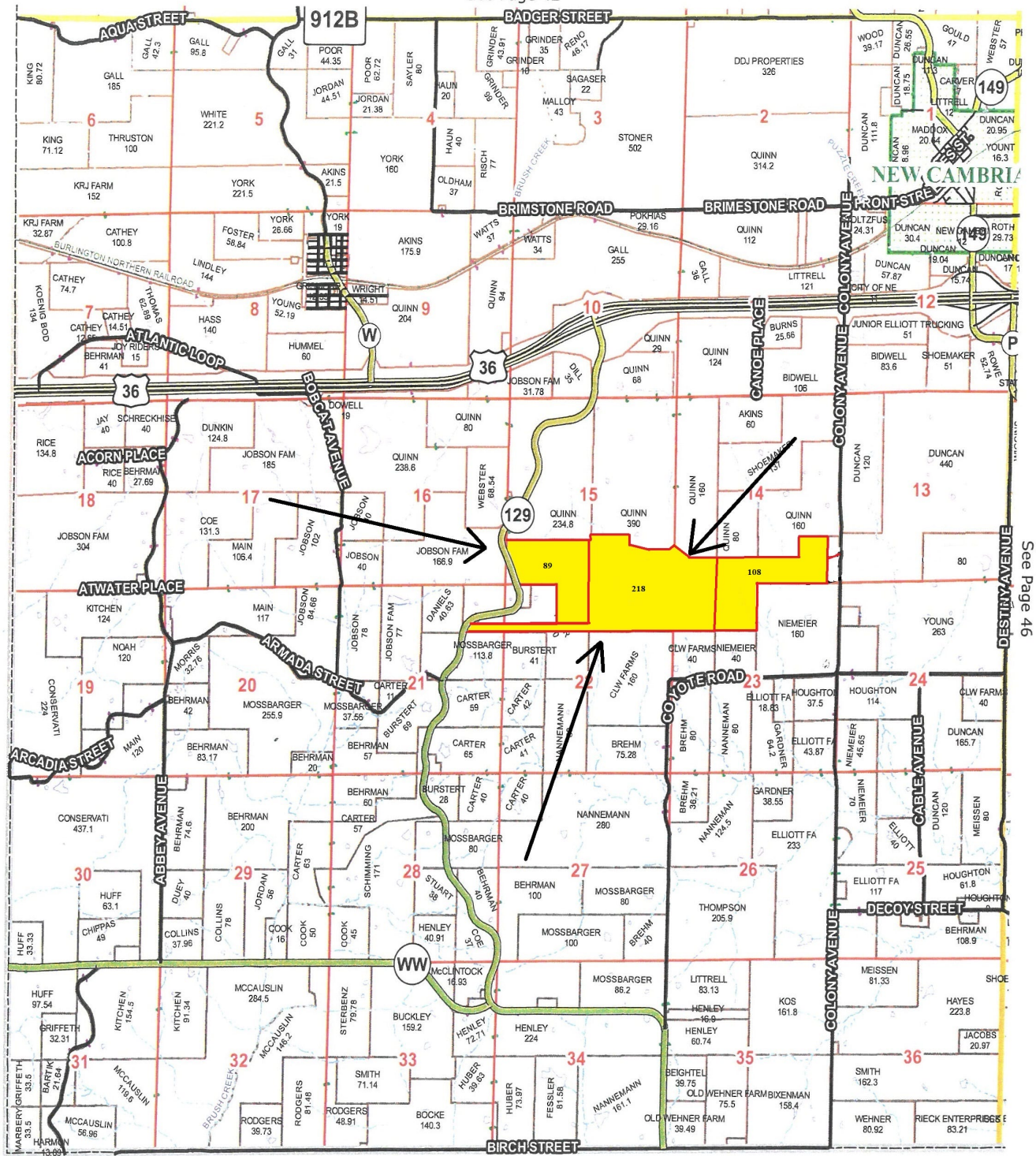
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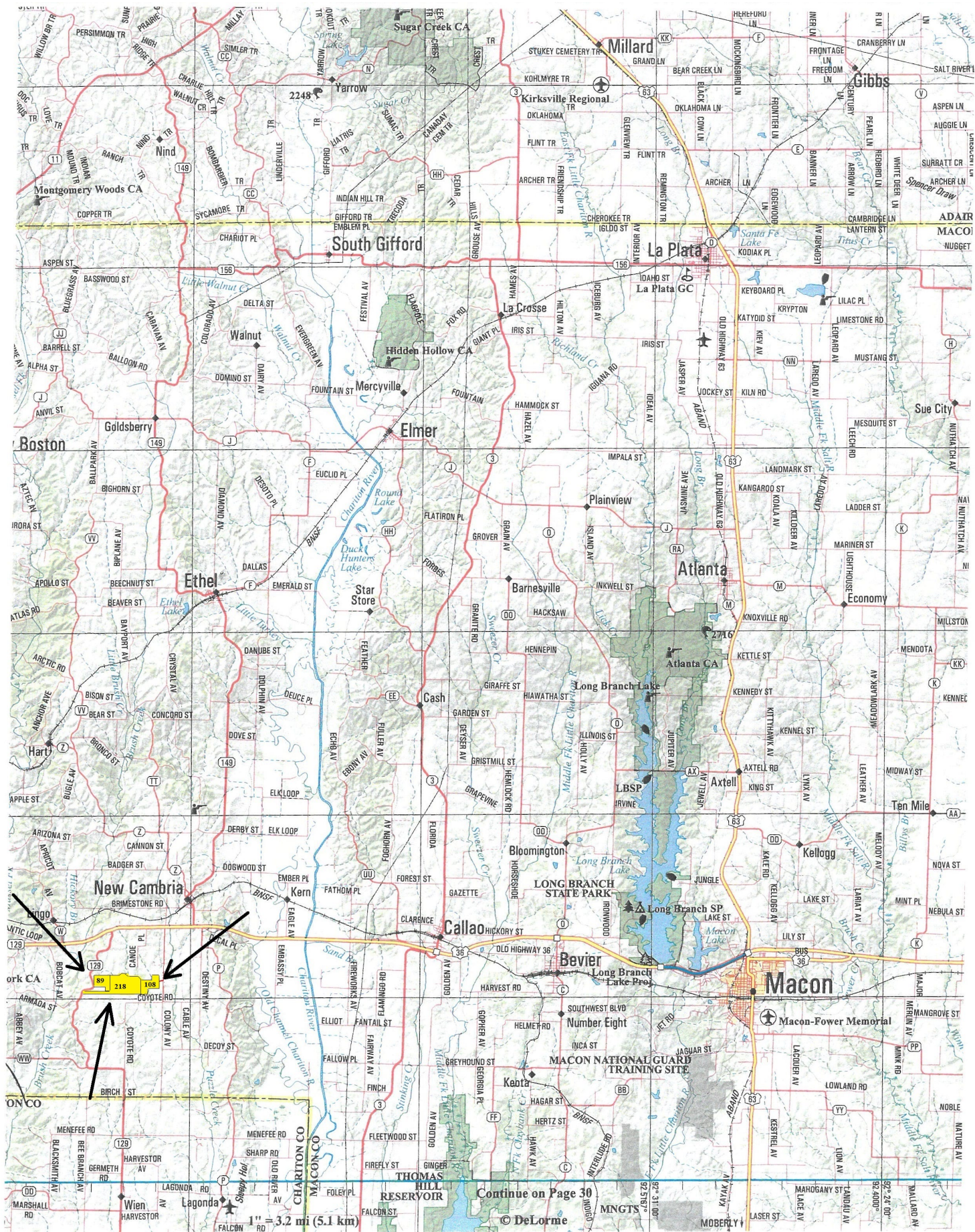


Lingo Township 16 T-57-N R-17-W

See Page 42



Chariton Co.



Continue on Page 30

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