MISSOURI Land & Farm

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

121.7 Acres Linn County Income/Hunting

Icon Rd Brookfield MO

Linn

$795,000



CONTACT:



TAMMY AMER

Sales

660-734-2029

tamer@missourilandandfarm.com







121.7± Acres | Income-Producing Farm | Brookfield, Missouri

An exceptional opportunity to invest in 121.7± acres of productive farmland offering agricultural income, outstanding recreational potential, and beautiful secluded building sites near Brookfield, Missouri.

Featuring approximately 97.75 acres of tillable ground, this property offers a desirable combination of upland and bottomland cropland. Currently generating $25,000 in annual cash rent, the farm is under an agricultural lease through December 2027, providing an established income stream for the next owner. At the asking price of $795,000 with the combination of agricultural and possible hunting lease revenue, the farm offers an estimated annual return of up to 3.5% at the full asking price, subject to lease arrangements and expenses.

Beyond its agricultural value, the property offers excellent recreational possibilities, with natural wildlife habitat and opportunities for whitetail deer and turkey hunting. Hunting rights are retained by the landowner under the existing farm lease, allowing the potential for personal enjoyment or additional revenue through a separate hunting lease.

For those dreaming of a private country residence, hunting cabin, or weekend getaway, the property's peaceful surroundings and scenic countryside offer attractive possibilities. Water and electric utilities are nearby, adding to the potential for future development, subject to availability and approvals.

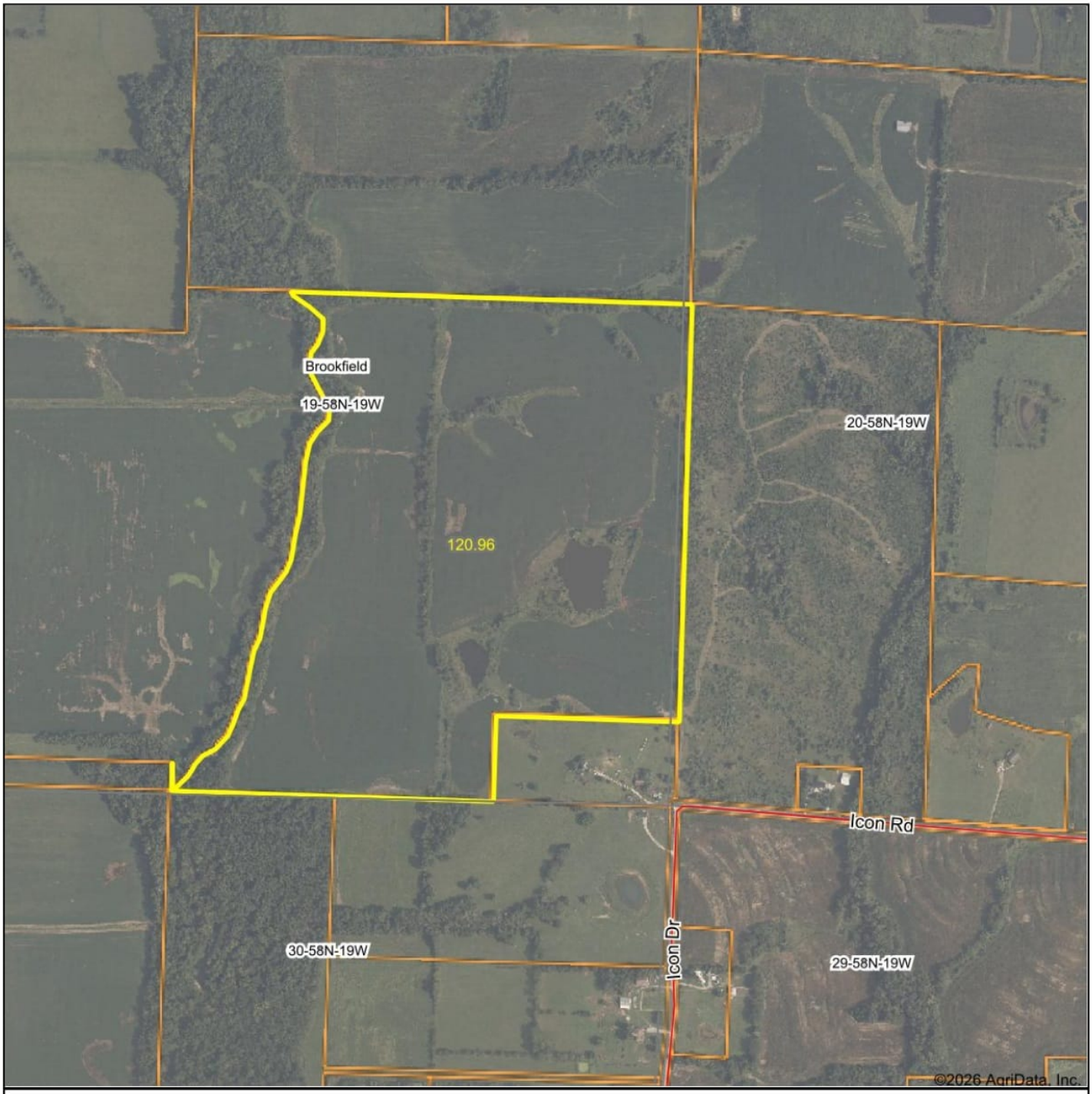
Enjoy the privacy of rural Missouri while remaining conveniently located near Brookfield. The property is accessed by an easement, with access documentation available for review.

Whether you're expanding your farming operation, seeking an income-producing investment, completing a 1031 exchange, or searching for your own recreational retreat, this versatile Linn County farm offers something for everyone.

FA

FA

Aerial Map



Boundary Center: 39° 49' 41.88, -93° 3' 59.35

0ft 818ft 1636ft

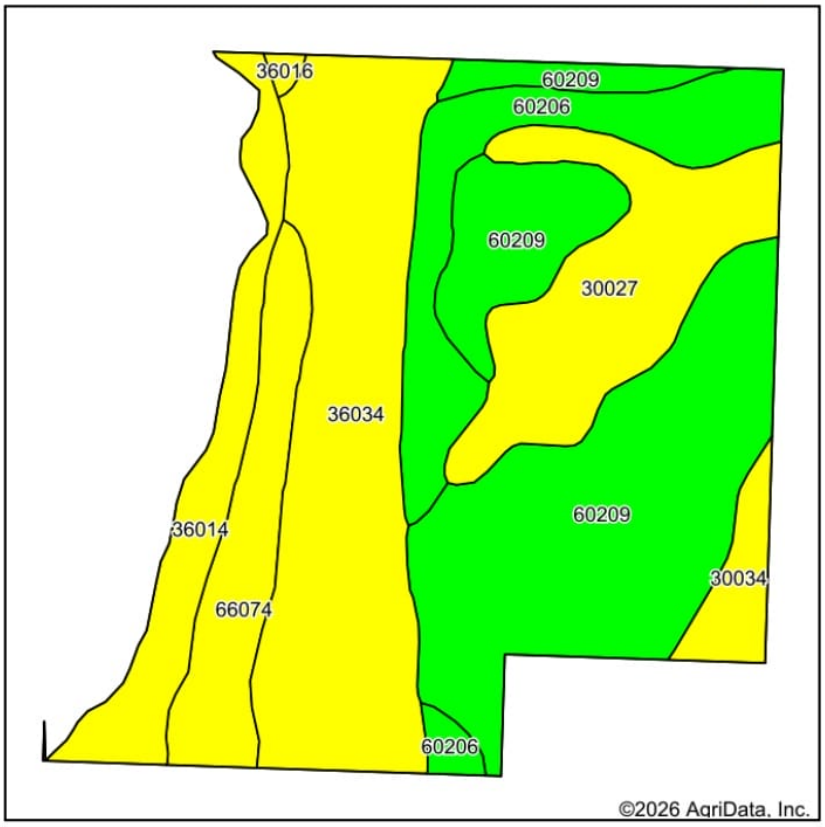
19-58N-19W
Linn County
Missouri

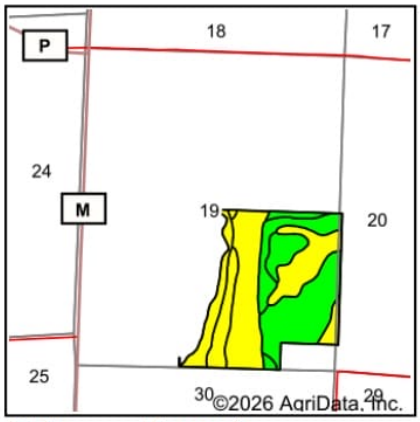
N
W E
S

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025
www.AgriDataInc.com

10/21/2026

Soils Map





State: **Missouri**
County: **Linn**
Location: **19-58N-19W**
Township: **Brookfield**
Acres: **121.06**
Date: **10/21/2026**

Maps Provided By
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

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
60209	Purdin loam, 9 to 14 percent slopes, eroded	38.65	32.1%		IVe	5	7	6	7	6	7	51
36034	Portage silty clay, 0 to 2 percent slopes, frequently flooded, frequently ponded	29.57	24.4%		IIIw			8	7	8	9	21
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	16.28	13.4%		IIIe							41
60206	Purdin clay loam, 14 to 20 percent slopes, eroded	13.18	10.9%		IVe	5	7	6	7	6	7	46
36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	9.98	8.2%		IIIw			7	8	7	9	56

Soils data provided by USDA and NRCS.