MISSOURI Land & Farm

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

122 acre Hunting and Tillable Tract!! (3.6% Return)

Inlet Dr, Purdin, MO 64674

Linn County

$650,000



CONTACT:



JEFFREY QUINN
Broker
660-734-3925
jquinn@missourilandandfarm.com







This exceptional 122-acre property offers the perfect blend of hunting land and productive tillable acres in one of Missouri's most sought-after areas. Located just 9 miles north of Brookfield in Linn County, this picturesque farm features approximately 90 acres planted with soybeans in 2024, out of the 94 FSA tillable acres available. The majority of the soils are rich Purdin and Armstrong loam.

The tillable acres are under a cash rent contract for 2025-2027 at $225 per acre, generating $20,250 annually, with payments made half on March 15th and half on November 1st each year.

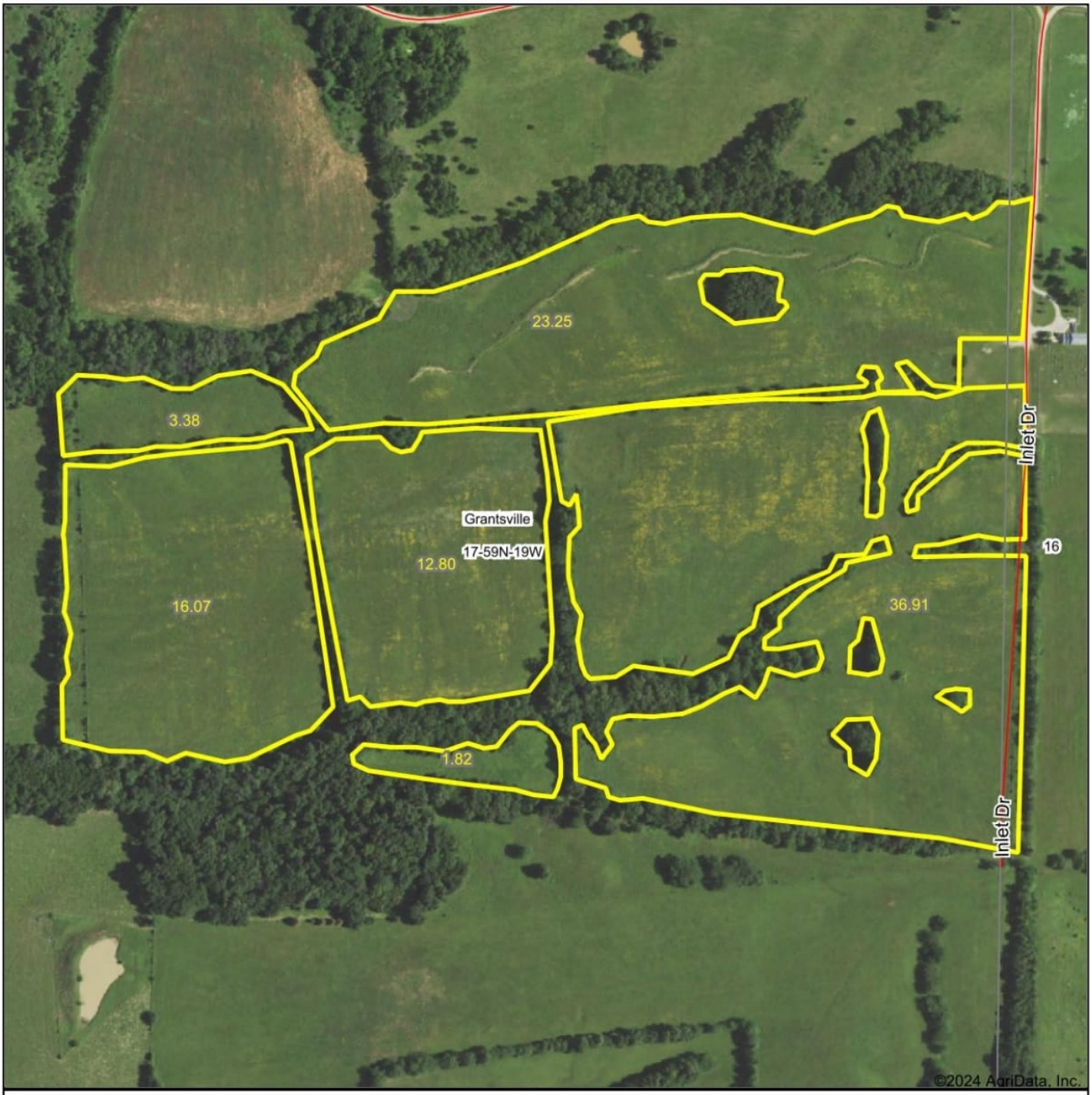
For avid outdoorsmen seeking both income and outstanding hunting opportunities, this farm is an ideal match. Its seclusion is unparalleled, located on a dead-end road with virtually no vehicle traffic. Trail camera pictures from 2024 showcase some of the impressive deer currently roaming the property. Multiple food plot locations can be added to further enhance hunting spots. If you're not a hunter and looking for a pure investment, you can lease out the hunting rights. In 2024, the hunting rights were leased for $3,000 annually.

The total annual income of the farm ($23,250) represents a 3.6% return at the asking price.

Additionally, there is an option to expand the tillable land by adding 132 acres to the south, enhancing income potential and return on investment (ROI).

For more information, call or text Jeff Quinn at 660-734-3925.

Aerial Map



Boundary Center: 39° 56' 12.79, -93° 2' 40

0ft 477ft 954ft

17-59N-19W
Linn County
Missouri

N
W E
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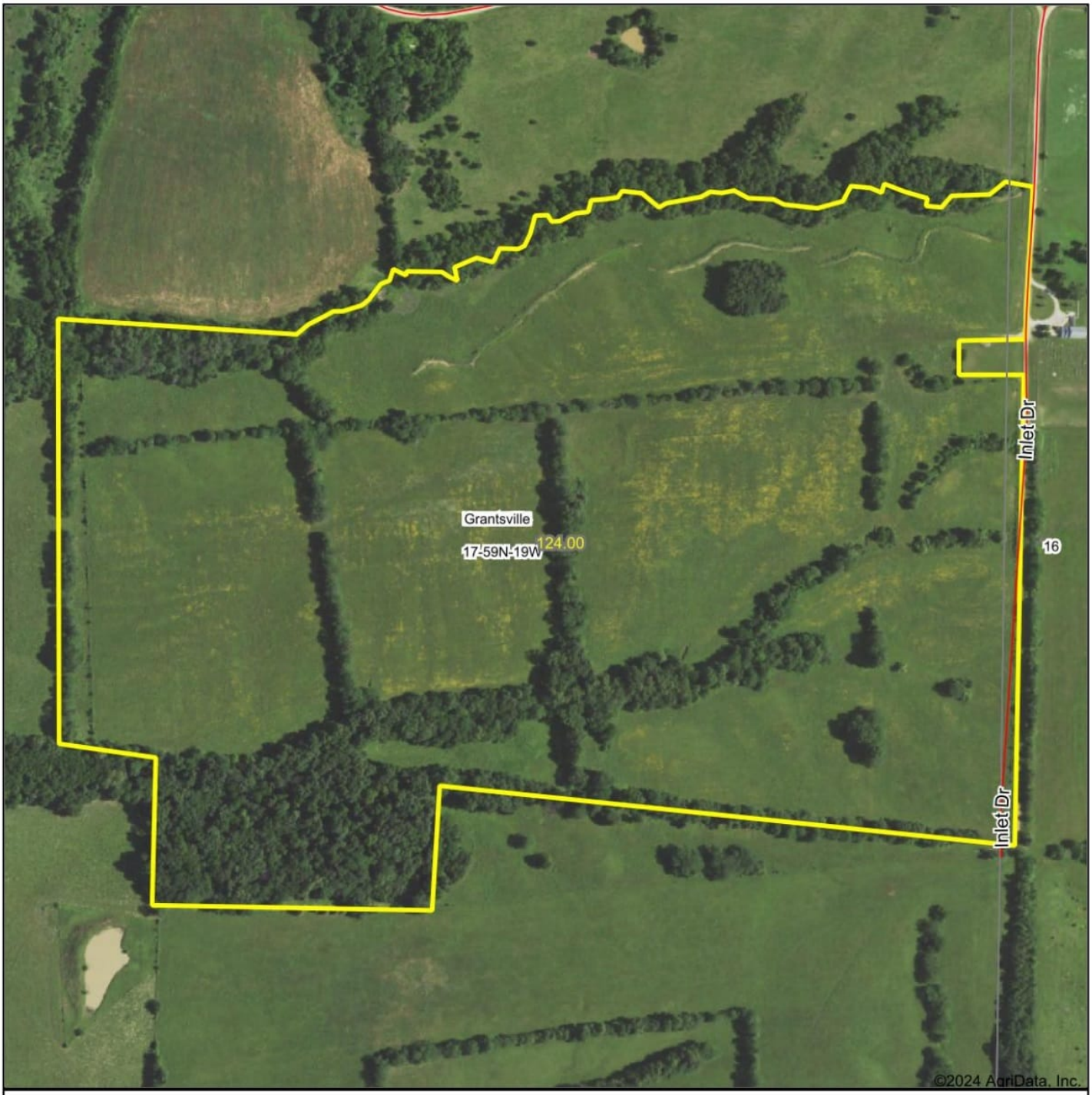
9/17/2024

Maps Provided By:
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FA

FA

Aerial Map



Map Center: 39° 56' 11.91, -93° 2' 40.1

0ft 480ft 960ft

17-59N-19W
Linn County
Missouri

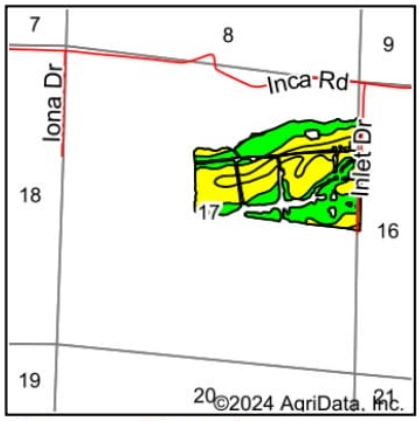
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9/17/2024

Soils Map





State: **Missouri**
County: **Linn**
Location: **17-59N-19W**
Township: **Grantsville**
Acres: **94.23**
Date: **9/17/2024**

Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 27

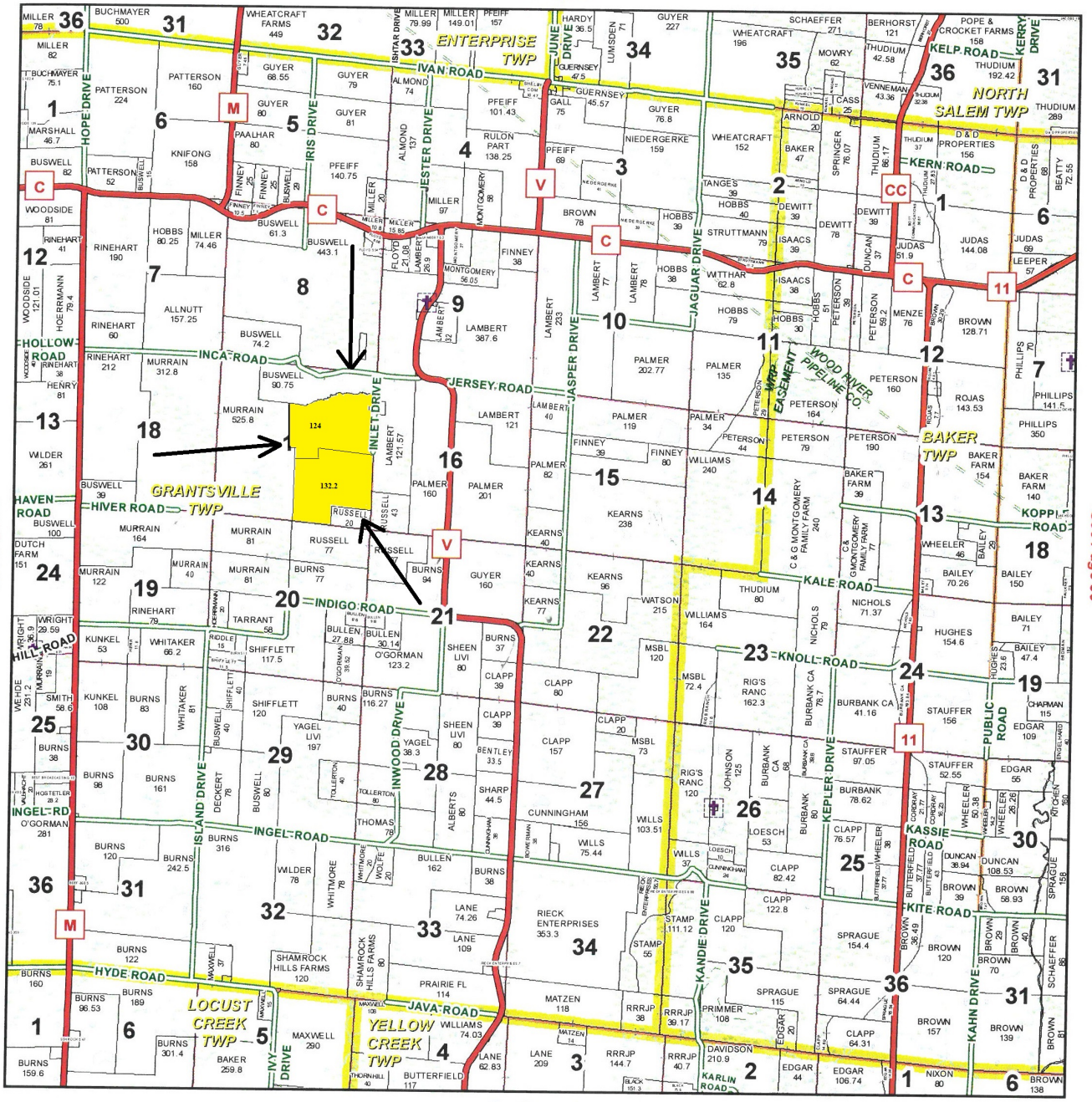
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	41.77	44.4%		IIIe							41
60209	Purdin loam, 9 to 14 percent slopes, eroded	39.49	41.9%		IVe	5	7	6	7	6	7	51
30034	Armstrong loam, 2 to 5 percent slopes, eroded	11.15	11.8%		IIIe	5	8	7	8	7	8	50
36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	1.82	1.9%		IIIw			7	8	7	9	56
			Weighted Average		**3.42**	**2.7**	**3.9**	**3.5**	**4**	**3.5**	**4.1**	***n 46.5**

*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.

T59N-R19W

See Page 26



See Page 34

See Page 38

See Page 46

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:

MIDLAND GIS Solutions
www.midlandgis.com

0 1,000 2,000 4,000 Feet
0 0.25 0.5 0.75 Miles

R22W | R21W | R20W | R19W | R18W
T60N | T59N | T58N | T57N

Legend

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