



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.

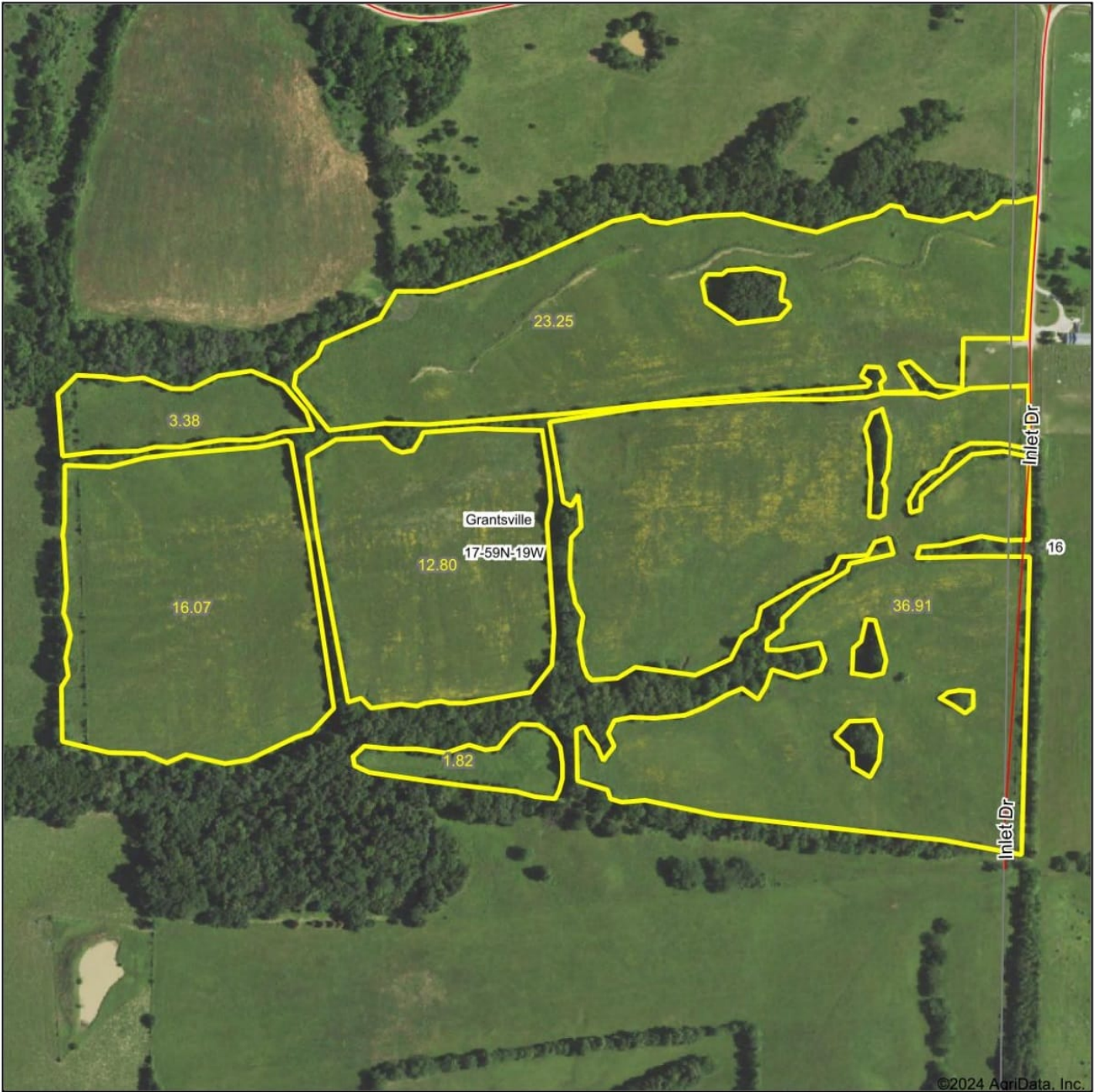
For avid outdoorsmen seeking both income and outstanding hunting opportunities, this farm is an ideal match. Its seclusion is unparalleled, located on a dead-end road with virtually no vehicle traffic. Trail camera pictures from 2024 showcase some of the impressive deer currently roaming the property. 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



17-59N-19W
Linn County
Missouri

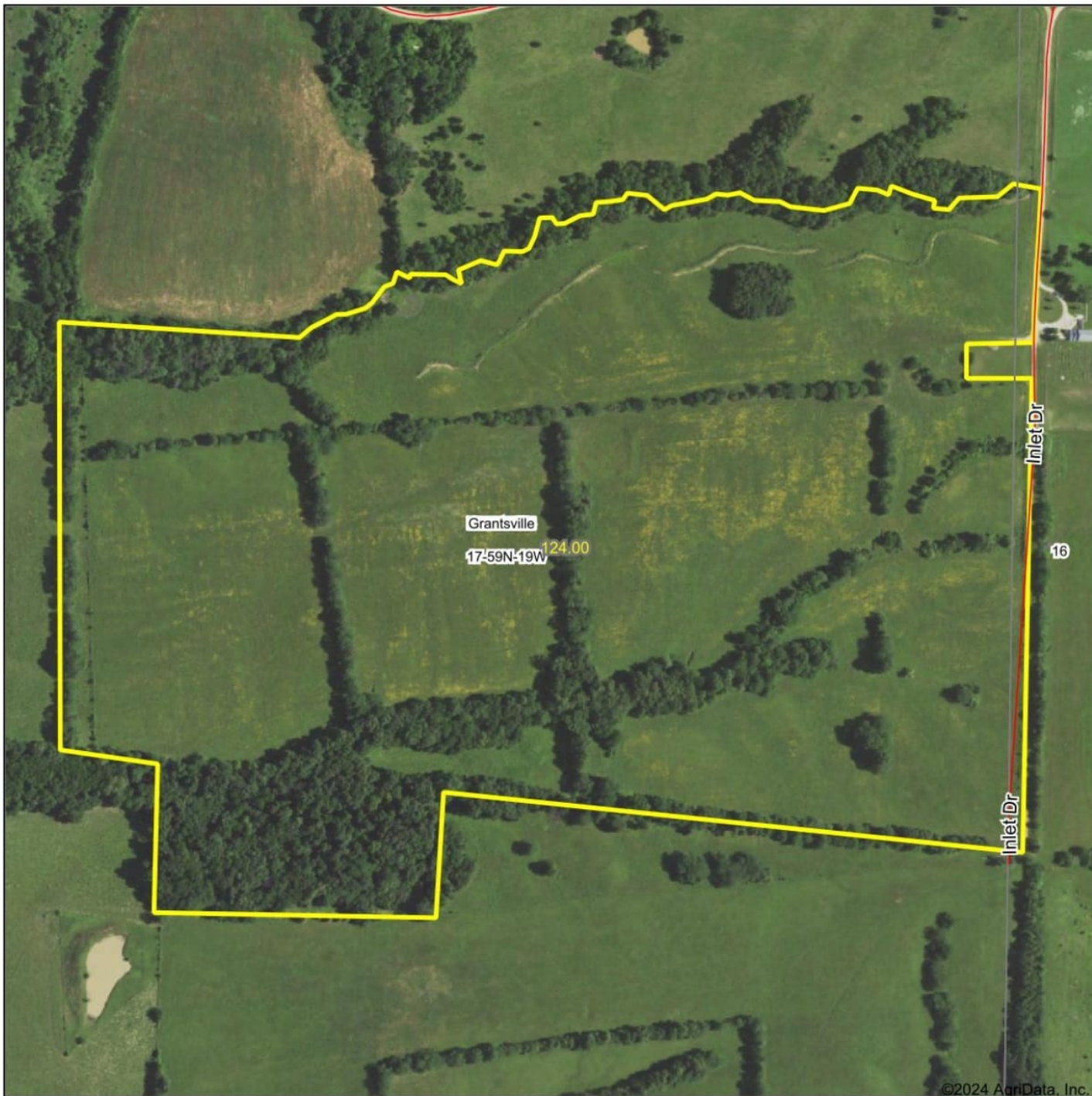


Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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9/17/2024

Aerial Map



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



17-59N-19W
Linn County
Missouri

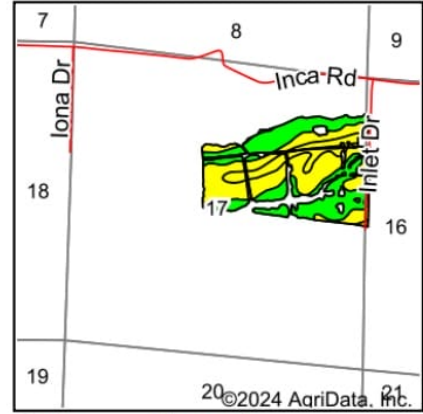


Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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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**



Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 27

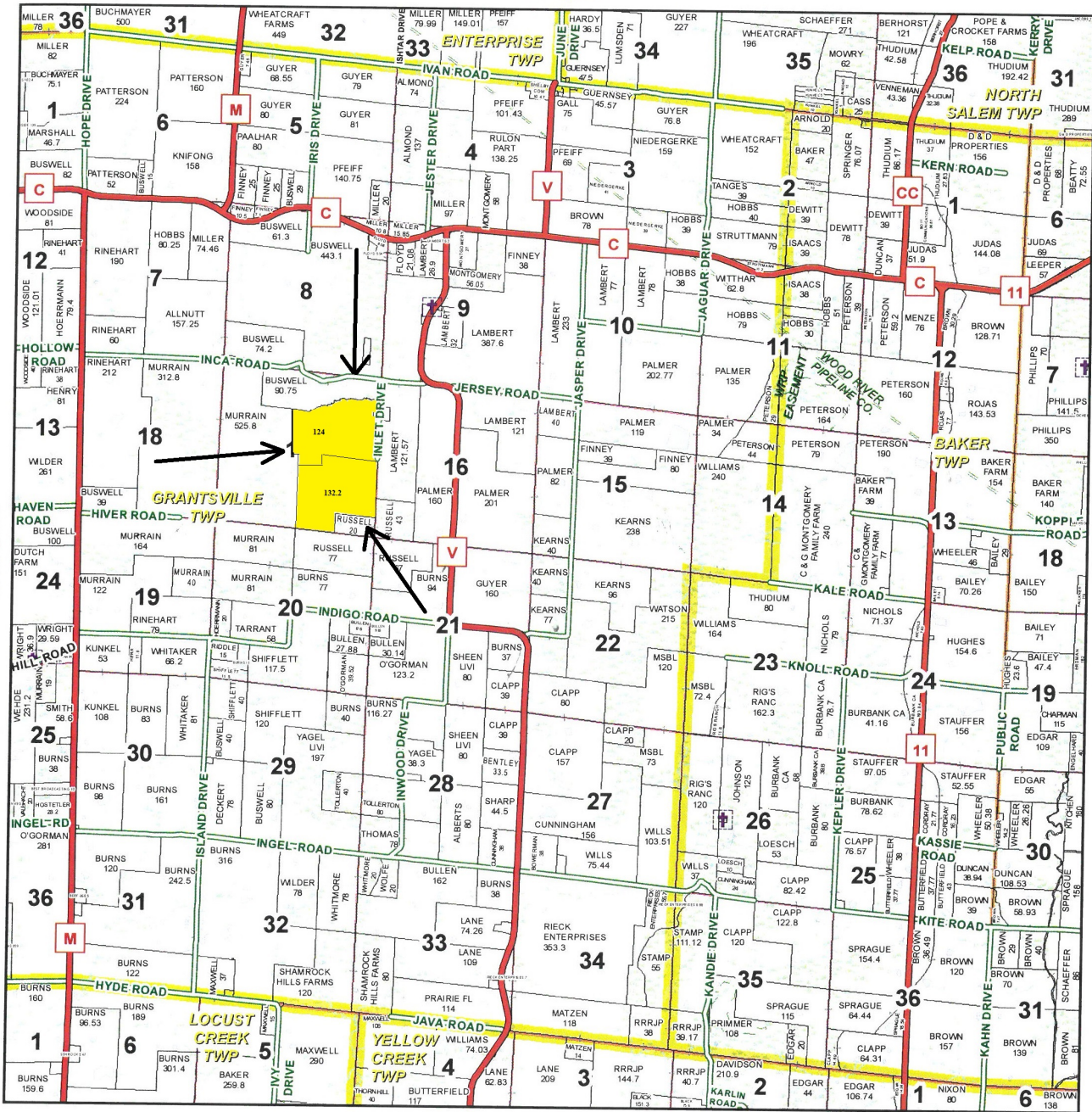
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	41.77	44.4%		IIle							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%		IIle	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

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January 18, 2017

Linn County Commission

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

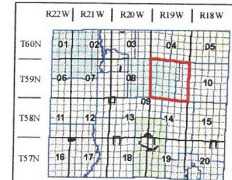
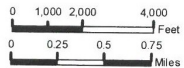
Data Courtesy Linn County
Geographic Information System

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:



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