



# MISSOURI Land & Farm

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## 132 Acre Linn Co. Tillable/Hunting Farm!!

Inlet Drive, Purdin, MO 64674

Linn County

**\$775,000**



### CONTACT:



**JEFFREY QUINN**

Broker

660-734-3925

jquinn@missourilandandfarm.com



An excellent investment opportunity awaits you in Northern Linn County, near Purdin, Missouri. This 132 +/- acre property is perfect for those seeking great tillable acres and exceptional hunting. With 112.58 FSA tillable acres, this farm will generate income for any investor or hunter looking for a great ROI while enjoying their time outdoors. By removing a few fence rows, the farm could be approximately 90% tillable.

The soils map highlights why this farm is so attractive for investment. There are roughly 66.83 acres of Armstrong soils, with 61% of the tillable acres having 5-9% slopes. Additionally, 29.57 acres of the tillable land are also Armstrong soils with 2-5% slopes, making 96.4% of the tillable land some of the best in North Central Missouri.

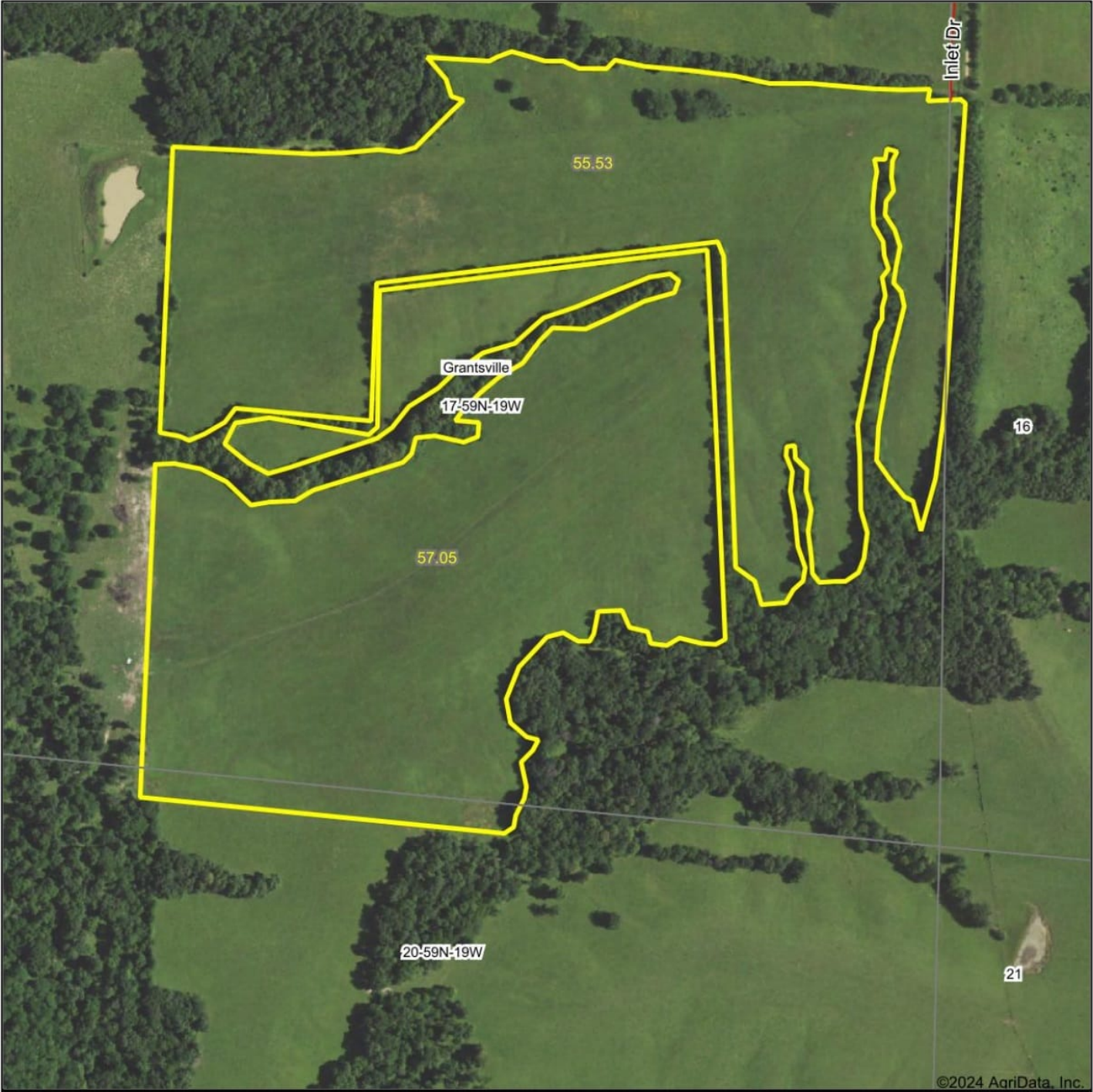
If you're also interested in big bucks and turkeys, this property will meet your expectations. Check out the recent trail camera photos from 2024! Located on a dead-end county road, the wildlife feels safe and secure from public disturbance. Farms of this caliber are rarely for sale and don't last long.

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

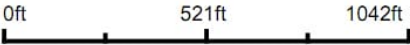
Property lines are believed to be accurate but a survey will govern.



Aerial Map



Boundary Center: 39° 55' 51.03, -93° 2' 39.07



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**17-59N-19W**  
**Linn County**  
**Missouri**

9/17/2024



Aerial Map



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Boundary Center: 39° 55' 51, -93° 2' 38.86



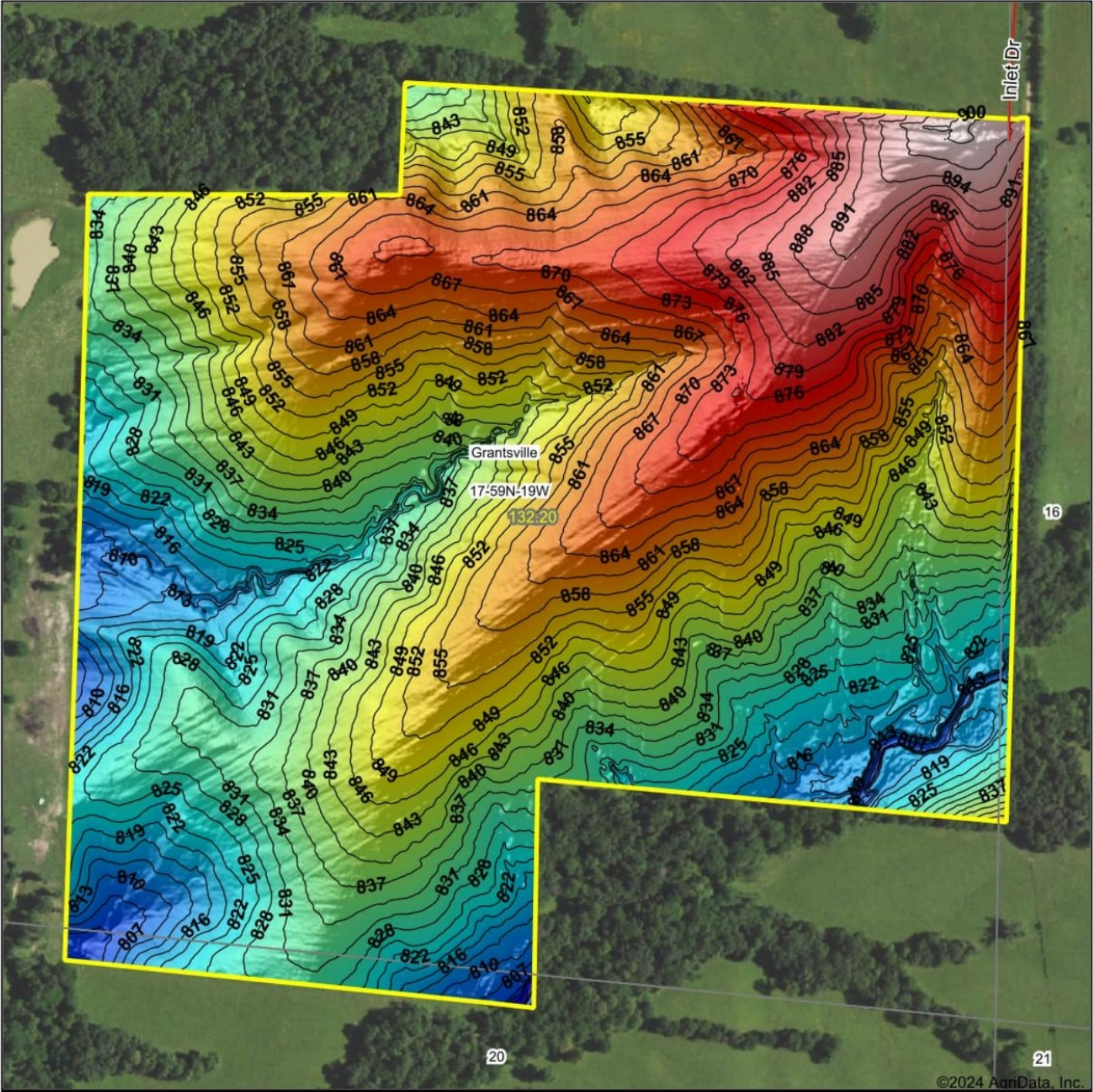
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**17-59N-19W**  
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Topography Hillshade



Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 796.4  
Max: 902.2  
Range: 105.8  
Average: 846.5  
Standard Deviation: 21.26 ft

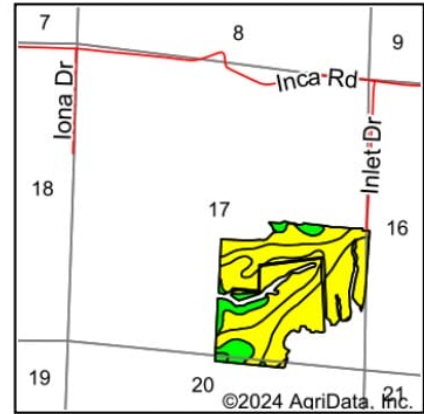
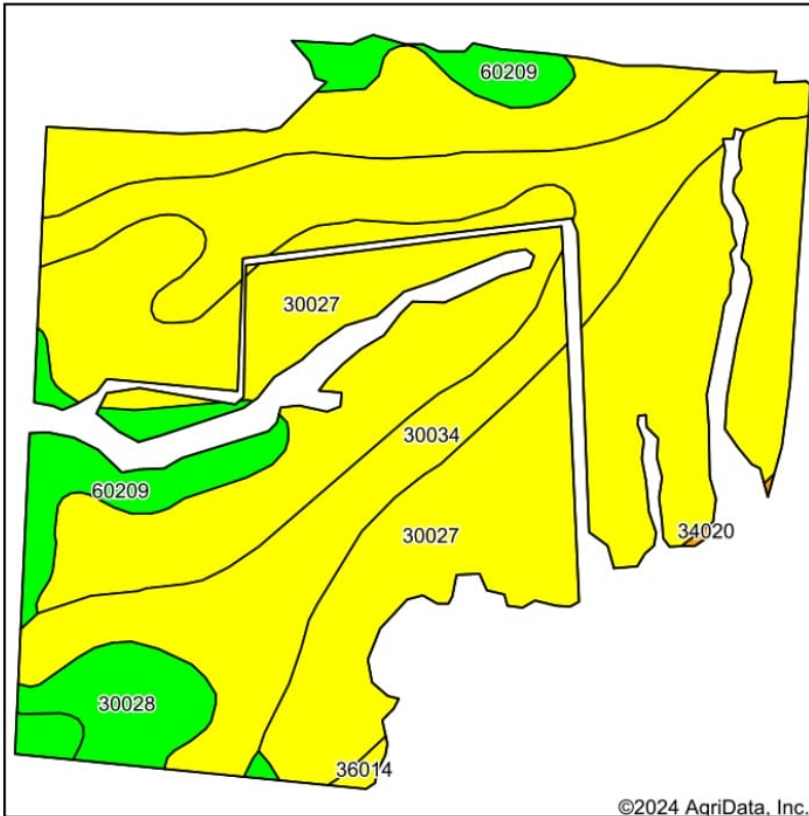


17-59N-19W  
Linn County  
Missouri

Boundary Center: 39° 55' 51, -93° 2' 38.86



# Soils Map



State: **Missouri**  
 County: **Linn**  
 Location: **17-59N-19W**  
 Township: **Grantsville**  
 Acres: **112.58**  
 Date: **9/17/2024**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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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	68.89	61.2%		IIIe							41
30034	Armstrong loam, 2 to 5 percent slopes, eroded	29.77	26.4%		IIIe	5	8	7	8	7	8	50
60209	Purdin loam, 9 to 14 percent slopes, eroded	8.88	7.9%		IVe	5	7	6	7	6	7	51
30028	Armstrong clay loam, 5 to 9 percent slopes, severely eroded	4.61	4.1%		IVe							38
36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	0.34	0.3%		IIIw			7	8	7	9	56
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	0.09	0.1%		IIw							59
Weighted Average					3.12	1.7	2.7	2.3	2.7	2.3	2.7	*n 44.1

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

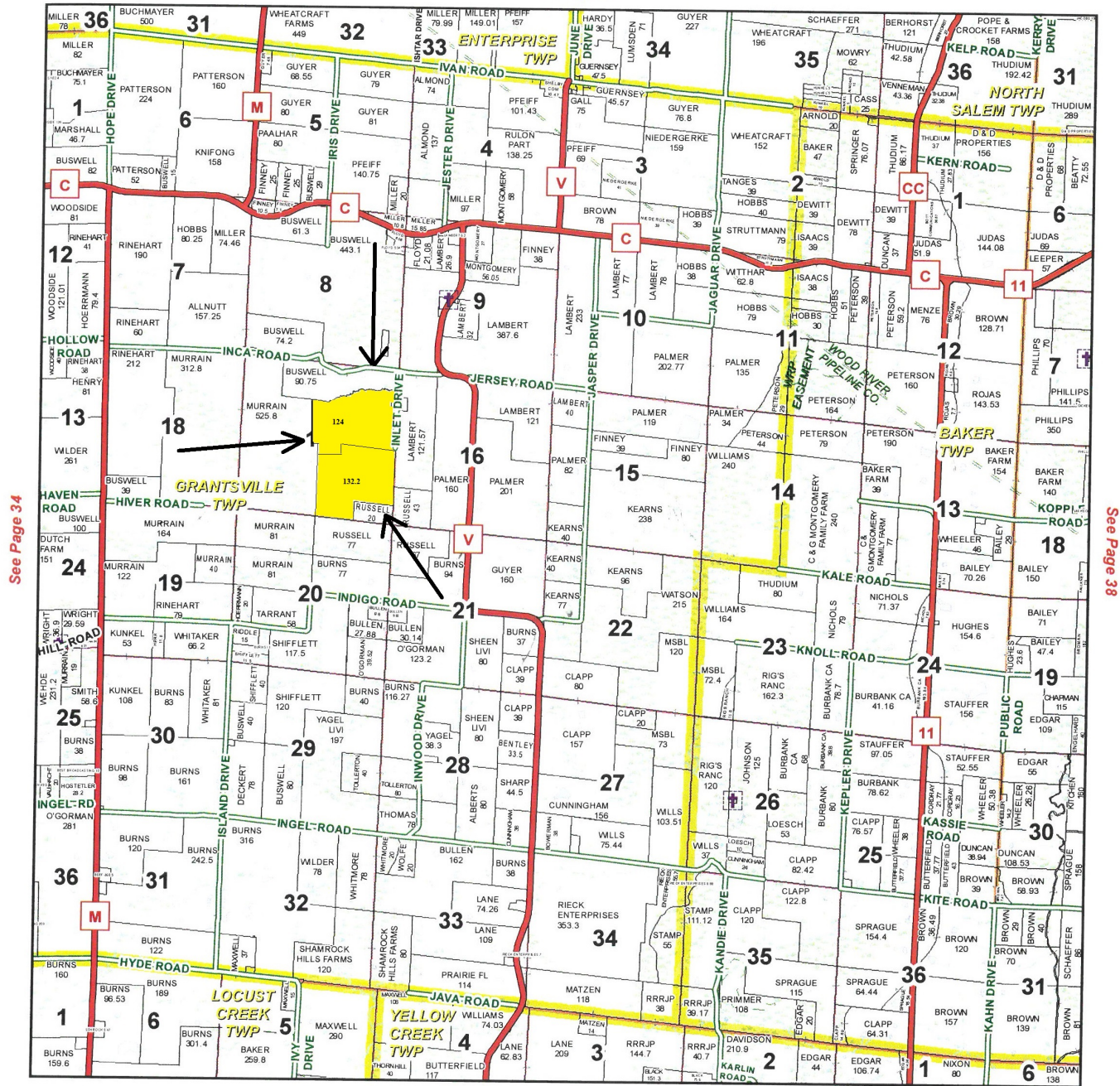
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 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

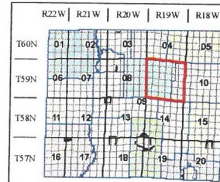
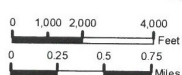
Data Courtesy Linn County  
Geographic Information System

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

- 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