



MISSOURI Land & Farm

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

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.

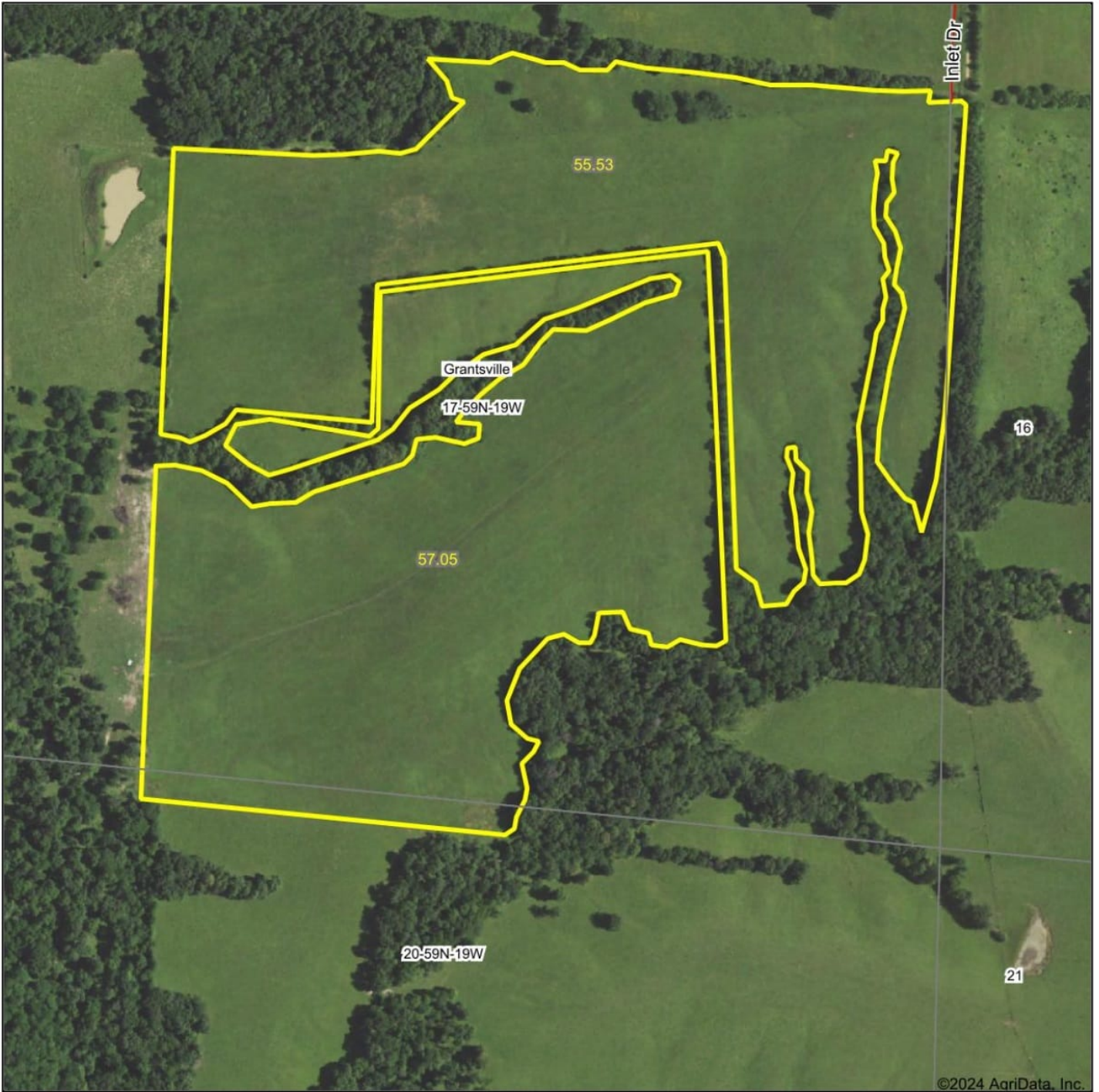
The soils map highlights why this farm is so attractive for investment. There are roughly 66.83 acres of Armstrong soils, with 61% of the tillable acres having 5-9% slopes. Additionally, 29.57 acres of the tillable land are also Armstrong soils with 2-5% slopes, making 96.4% of the tillable land some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



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



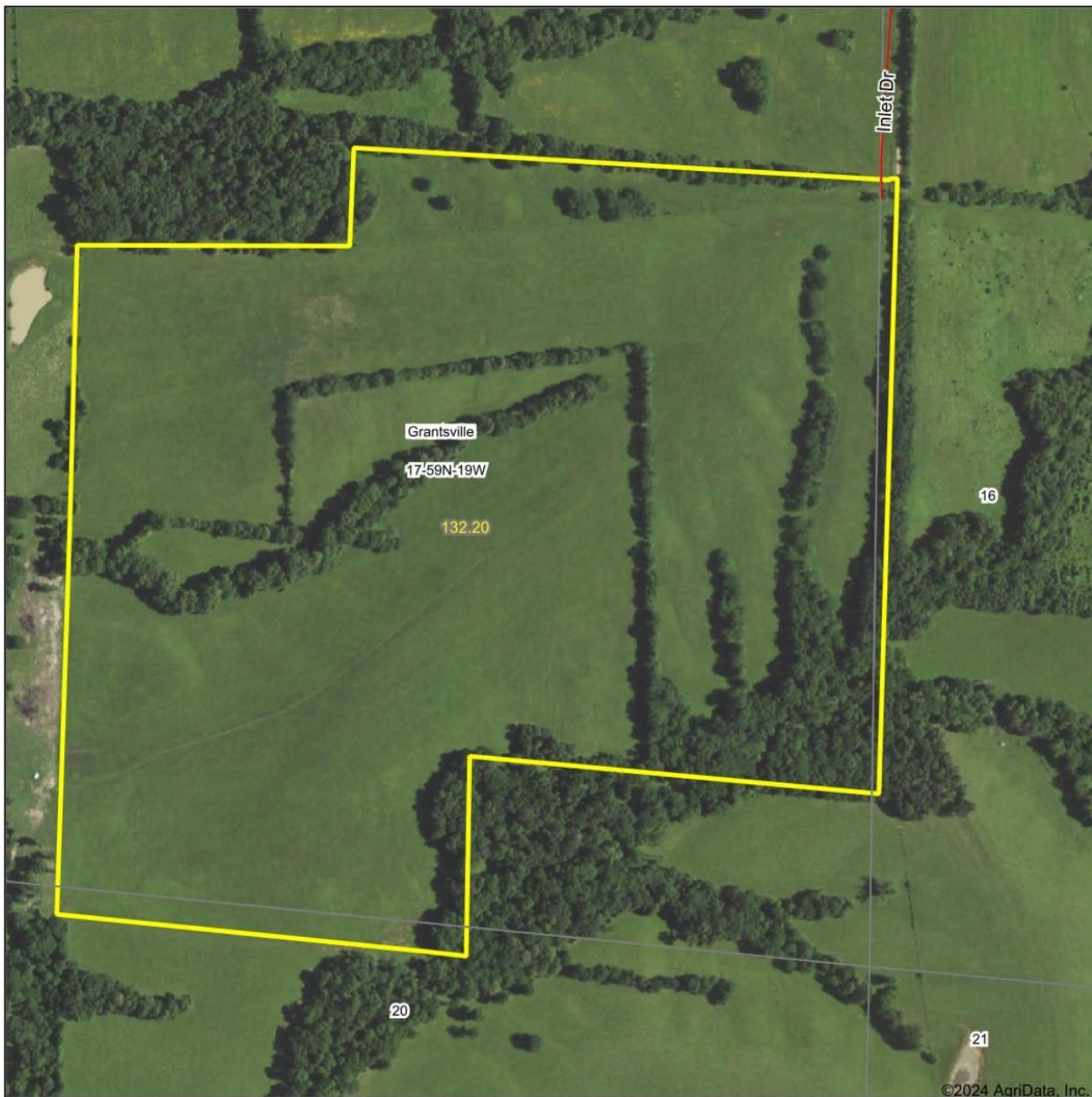
17-59N-19W
Linn County
Missouri



9/17/2024

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Aerial Map



©2024 AgriData, Inc.

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



17-59N-19W
Linn County
Missouri

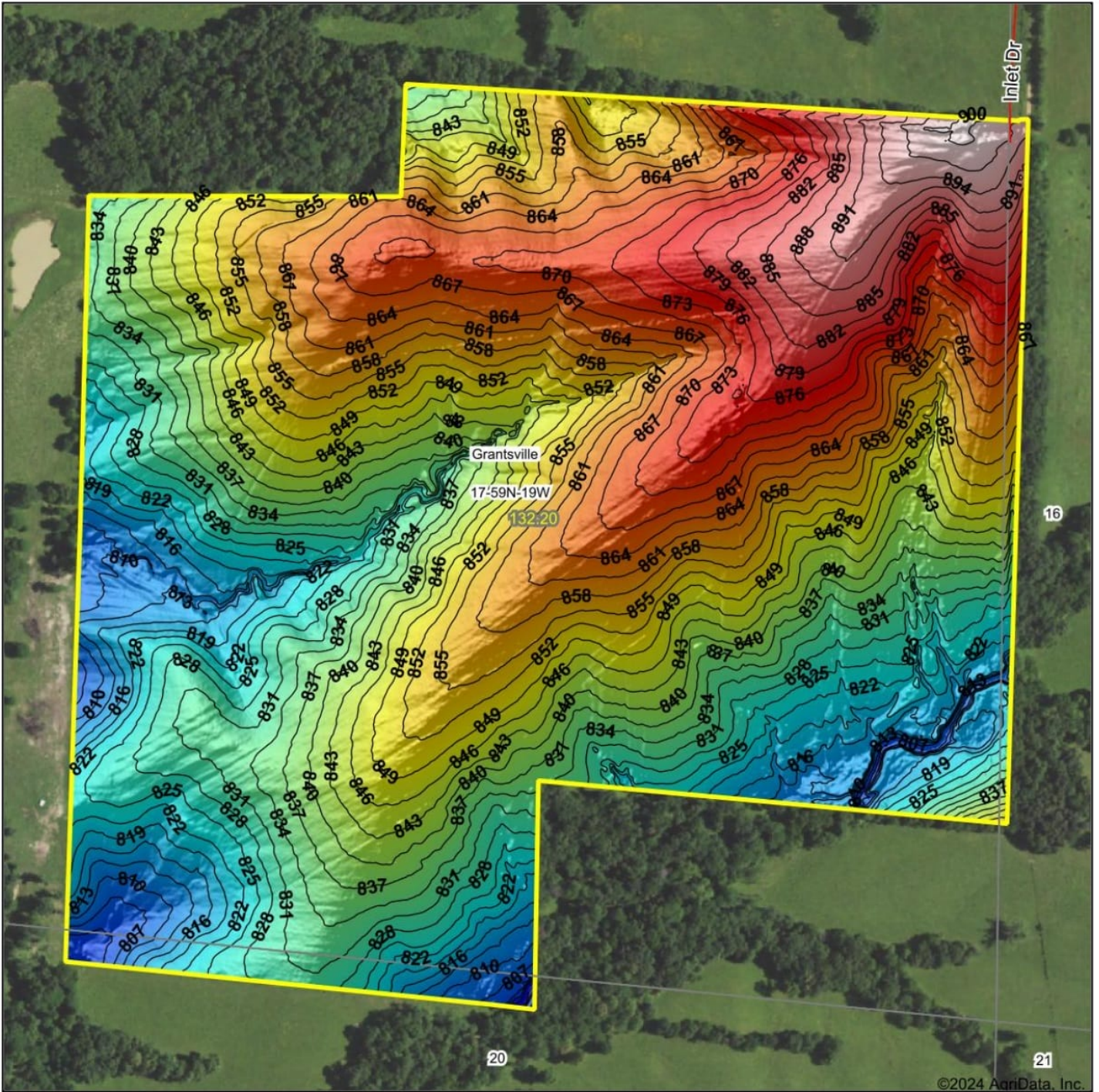


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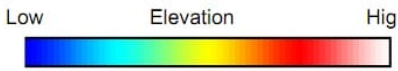
 CUSTOMIZED ONLINE MAPPING
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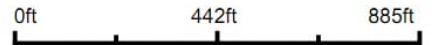
Topography Hillshade



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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



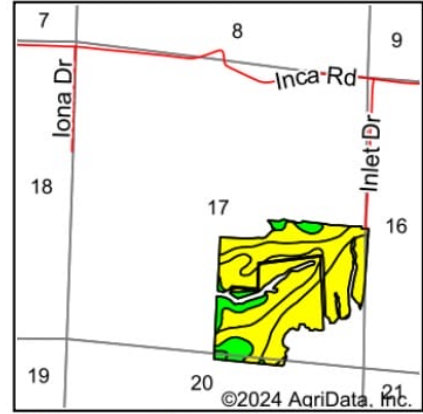
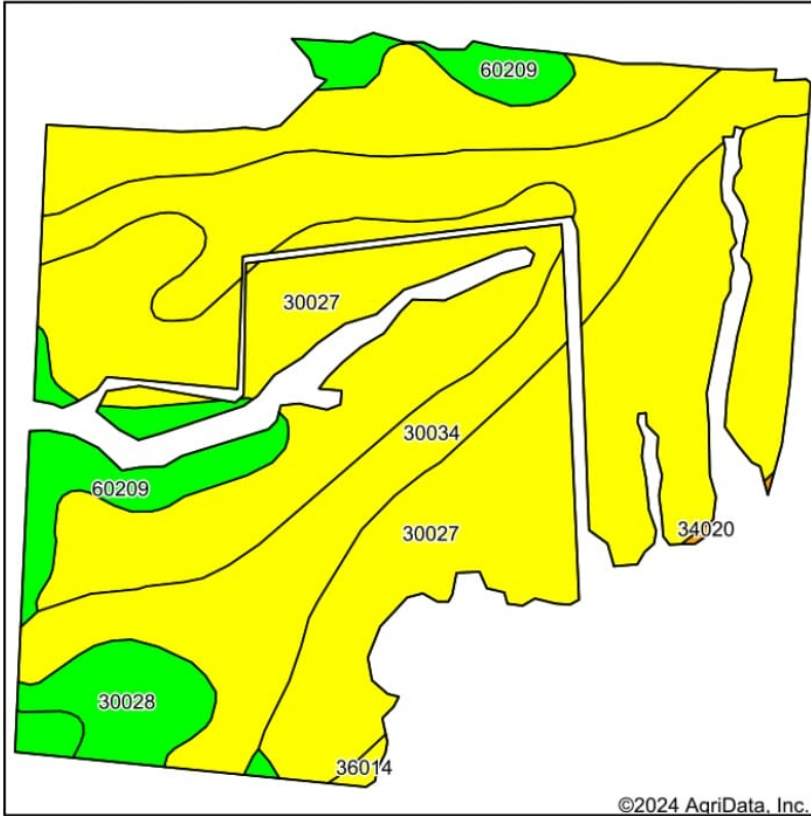
17-59N-19W
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Missouri

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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:

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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	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	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

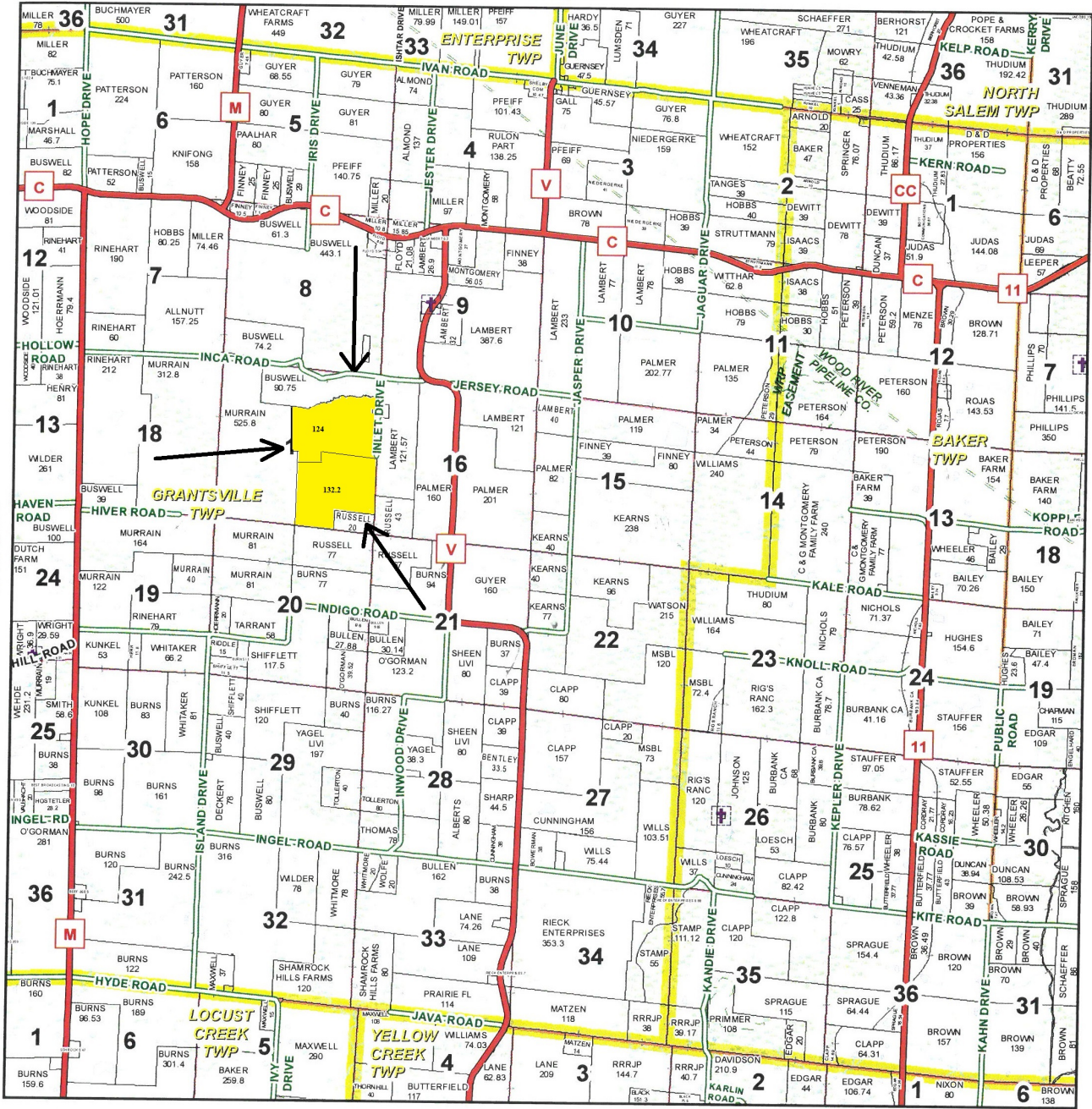
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T59N-R19W

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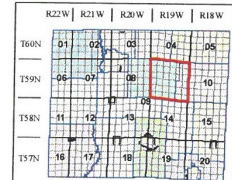
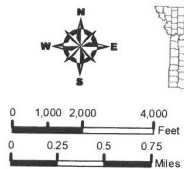
January 18, 2017
 Linn County Commission
 Dick King - Presiding Commissioner
 Mike Brown - 1st District Commissioner
 Josh Muck - 2nd District Commissioner
 Data Courtesy Linn County Geographic Information System
 Marlene Graves - Assessor / GIS Manager

This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:

 www.midlandgis.com



Legend	
	US Highways
	ST Highways
	CO Highways
	Streets
	Rail Roads
	Streams
	Land Hooks
	Bridges
	Cemeteries