



# MISSOURI Land & Farm

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

**151 ACRES CRP, HUNTING, & BUILD SITE  
W/ 12 ACRE LAKE!!!**

**Hwy CC, New Boston, MO 63557**

**Linn County**

**\$747,450**



**CONTACT:**



**JEFFREY QUINN**

Broker

**660-734-3925**

jquinn@missourilandandfarm.com



Northern Missouri is famed for its diverse landscape, abundant wildlife, and stunning views.

If you're on the hunt for a recreational or income-producing piece of real estate in the Northern Missouri corridor, this property deserves your attention.

Nestled just east of blacktop CC in Linn County, Missouri, this 151-acre gem offers a wealth of opportunities for its new owner.

Nothing distinguishes a piece of land quite like a substantial body of water, and this 12-acre lake is the crown jewel of the property. It provides not only exceptional fishing and waterfowl hunting but also stunning build sites.

The timber travel corridor running through the heart of the property promises excellent whitetail hunting. If you're not a hunter, the current owner is willing to lease back the hunting rights.

Currently, 66.3 acres are enrolled in CRP, generating \$156.48 per acre or \$9,952 annually. The current CRP contract will expire 9-30-2032. Additionally, the farm yields another \$1,500 from hay.

If you're interested in this gorgeous Northern Missouri tract, contact Jeff Quinn with Missouri Land and Farm at 660-734-3925.





All Measurements are  
For FSA Programs Only

Linn Co. FSA

1:4,380

#### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the  
size, shape or specific determination of the area.  
Refer to your original determination (CPA-026 and attached maps)

C=Corn-YEL-GR SB=Soybean-COM-GR  
SRW=Wheat-SRW-GR Milo=Sorgh-GRS-GR  
FG=grass or mixfg-fg CCC=covrc-cereals  
ALF=alfalfa-fg GZ=grass or mixfg-gz  
F=failed PP=prevent plant  
DC=double crop LS=left standing  
All fields are NI non-irrigated\*  
\*Unless notated on Map

Program Year: 2025

Created: 12/6/2024

Flown: 2022-6-28

- clu
- crp
- plss

Farm 3384  
Tract 1735

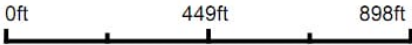




Aerial Map



Map Center: 39° 59' 0.07, -92° 57' 58.59



12/13/2024

Maps Provided By:

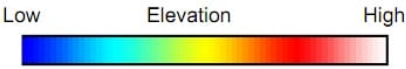
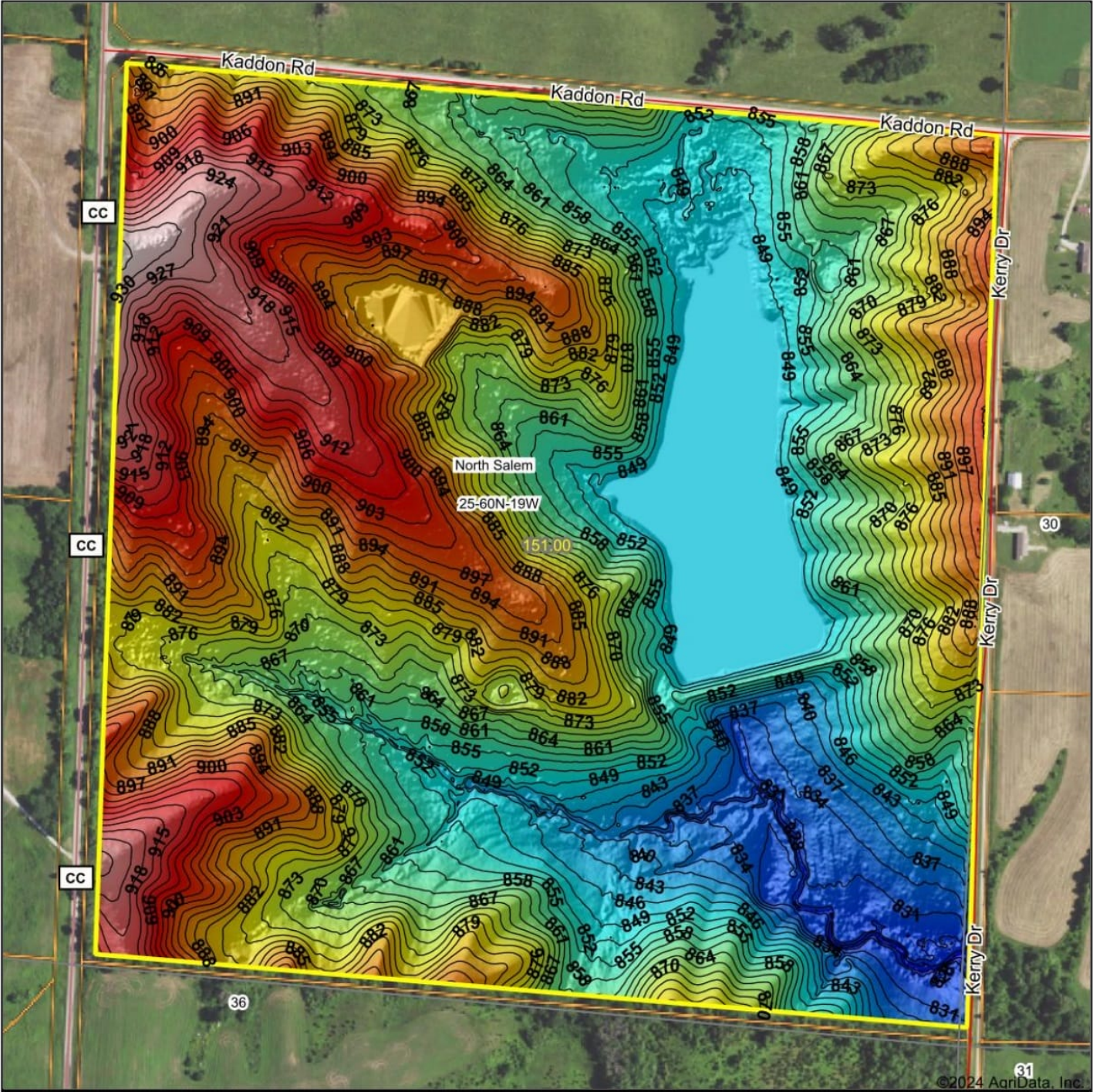


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CUSTOMIZED ONLINE MAPPING  
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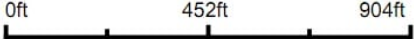
**25-60N-19W**  
**Linn County**  
**Missouri**



Topography Hillshade



Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 821.4  
Max: 935.3  
Range: 113.9  
Average: 872.3  
Standard Deviation: 24.05 ft



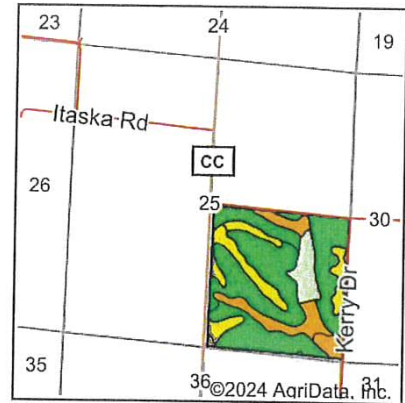
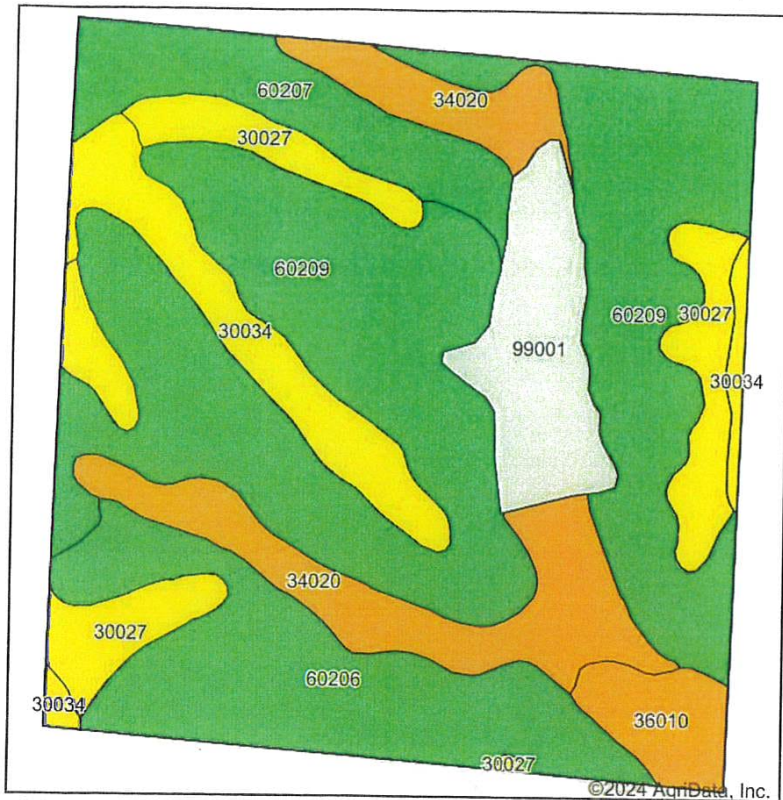
25-60N-19W  
Linn County  
Missouri

Boundary Center: 39° 59' 0.07, -92° 57' 58.59

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# Soils Map



State: **Missouri**  
 County: **Linn**  
 Location: **25-60N-19W**  
 Township: **North Salem**  
 Acres: **151**  
 Date: **12/13/2024**

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

Area Symbol: MO115, Soil Area Version: 29

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	62.21	41.2%		IVe	5	7	6	7	6	7	51
60206	Purdin clay loam, 14 to 20 percent slopes, eroded	21.33	14.1%		IVe	5	7	6	7	6	7	46
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	17.31	11.5%		IIw							59
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	14.21	9.4%		IIIe							41
30034	Armstrong loam, 2 to 5 percent slopes, eroded	10.70	7.1%		IIIe	5	8	7	8	7	8	50
60207	Purdin clay loam, 14 to 20 percent slopes, severely eroded	10.46	6.9%		IVe	5	8	7	8	7	8	42
99001	Water	10.40	6.9%									
36010	Colo silty clay loam, 0 to 2 percent slopes, frequently flooded	4.38	2.9%		IIw							54
Weighted Average					*-	3.5	5	4.3	5	4.3	5	*n 46.1

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

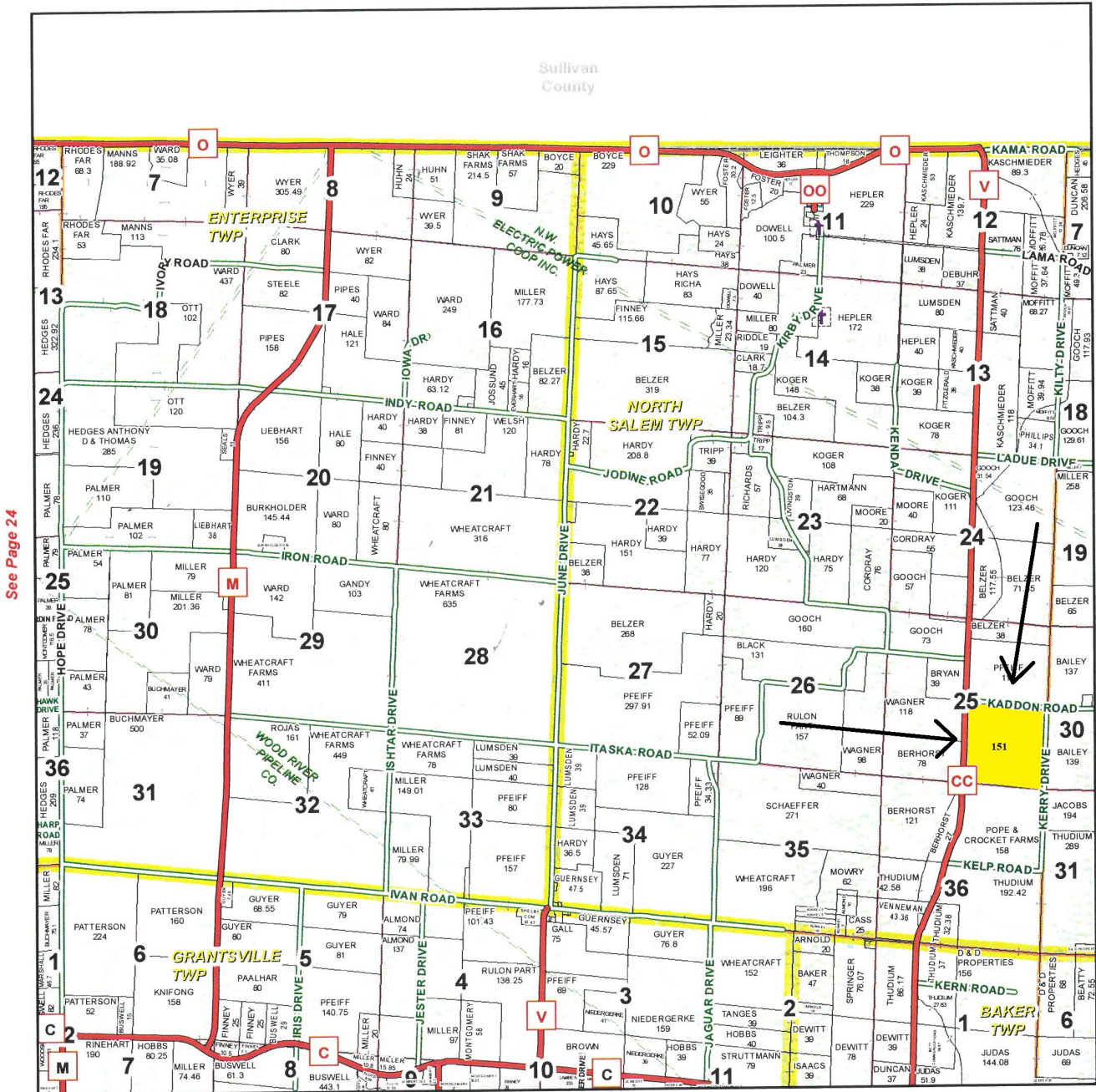
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data



# T60N-R19W

Sullivan  
County



See Page 36

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

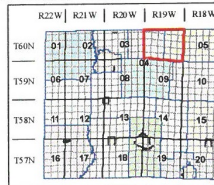
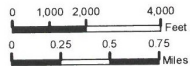
Marlene Graves - Assessor / GIS Manager

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



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