

MISSOURI Land & Farm

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

160 Acre Premier Whitetail & Turkey Property with \$25K+ Annual Income!!

Lock Drive, Bucklin, MO 64631

Linn County

\$920,000







JEFFREY QUINN

Broker 660-734-3925

jquinn@missourilandandfarm.com







This 160-acre farm is a hunter's paradise—offering not only prime habitat for trophy whitetails and gobblers but also a steady stream of income and long-term land value.

Located in a quiet, low-traffic area, this property provides the seclusion that serious hunters crave. The layout is ideal: a balanced mix of timber, natural drawls, and tillable fields that create textbook travel corridors and pinch points. The timber is mature and holds wildlife year-round, while the strategically split crop fields serve as both food plots and cash-generating acreage. Deer and turkey movement on this property is consistent and predictable—perfect for bow or gun season. A stocked pond adds another layer of recreation, offering excellent fishing and potential waterfowl opportunities.

Getting around is easy, even in the off-season, thanks to a well-maintained grass roadway and established trails through the timber. In 2024, the current owners farmed 106.58 acres—66.46 acres of soybeans and 40.12 acres of corn. They've maintained the land with care, using grass waterways to combat erosion and preserve the health of the soil and surrounding habitat. The farm currently draws \$200 per acre in cash rent, totaling \$21,316 in annual farm income.

Want to offset more of your costs? If you're not planning to hunt the land yourself, a hunting lease could bring in an additional \$25 per acre—adding another \$4,000 or more annually. That's a total potential return of over \$25,000 per year, all while the land appreciates in value and remains a top-tier hunting destination.

If you're looking for a property that delivers thrilling hunts, year-round recreation, and dependable income—this farm deserves your attention.

(This farm has a survey ordered on it at the moment.)

For more information or to schedule a private showing, contact Jeff Quinn at 660-734-3925.



All Measurements are For FSA Programs Only

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 vour original determination (CPA-026 and attached maps)

Linn Co. FSA

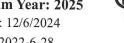
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1:4,390

Created: 12/6/2024 Flown: 2022-6-28

clu

Farm 5290









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1:3,210

Program Year: 2025

Created: 12/6/2024 Flown: 2022-6-28

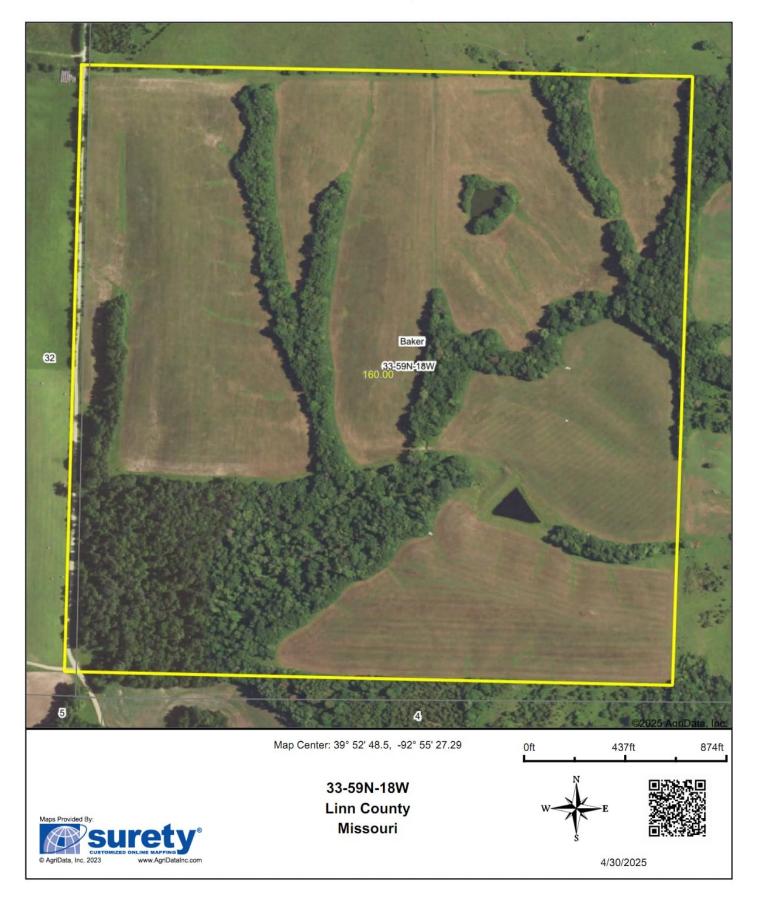
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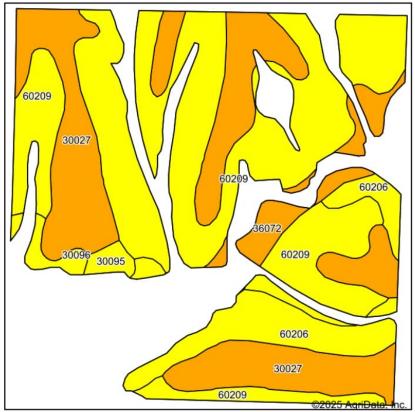
Farm 5289 Tract 4366

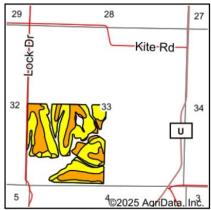
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Aerial Map



Soils Map





Missouri State: County:

Location: 33-59N-18W

Township: Baker Acres: 114.94 Date: 4/21/2025



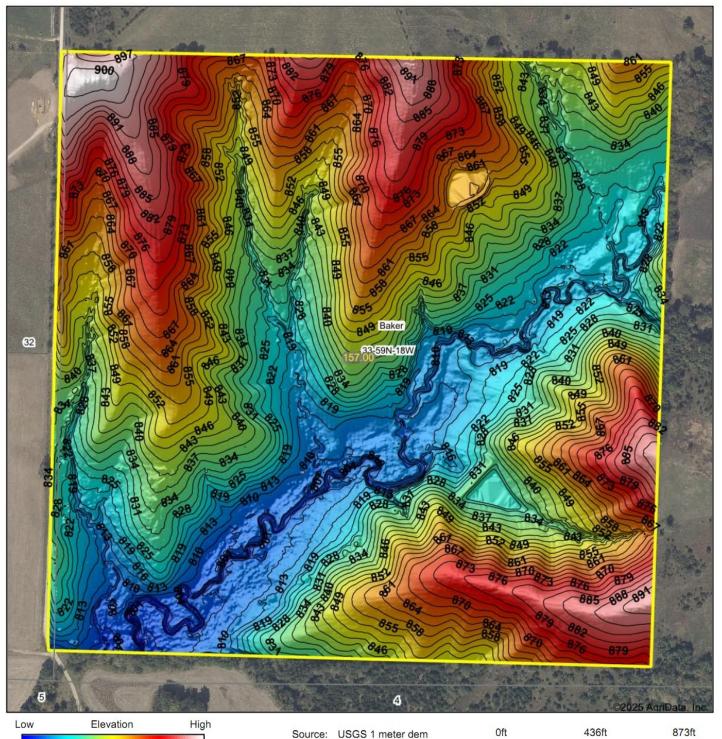


Soils data provided by USDA and NRCS.

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 AUM	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
60209	Purdin loam, 9 to 14 percent slopes, eroded	58.42	50.8%		IVe	5	7	6	7	6	6	7	51
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	35.89	31.2%		llle								41
60206	Purdin clay loam, 14 to 20 percent slopes, eroded	11.70	10.2%		IVe	5	7	6	7	6	6	7	46
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	5.50	4.8%		IIIw			8	7	8	8	10	70
30096	Keswick clay loam, 9 to 14 percent slopes, eroded	2.20	1.9%		IVe	5	7	6	7	6	6	7	42
30095	Keswick clay loam, 5 to 9 percent slopes, eroded	1.23	1.1%		IVe	4	7	6	7	6	6	7	42
Weighted Average					3.64	3.2	4.5	4.2	4.8	4.2	4.2	5	*n 48

^{*}n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade

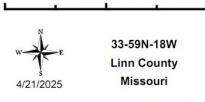




Source: USGS 1 meter dem

Interval(ft): 3 Min: 796.5 Max: 901.9 Range: 105.4 Average: 845.2

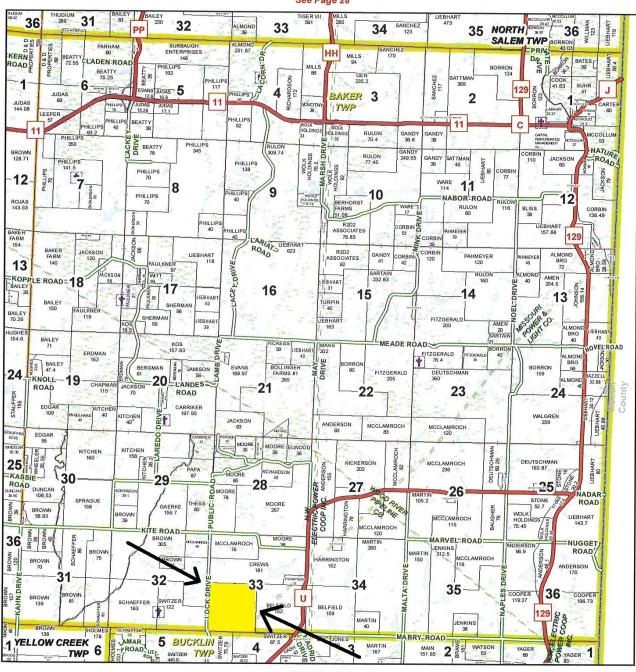
Standard Deviation: 23.85 ft



Boundary Center: 39° 52' 48.5, -92° 55' 27.14

T59N-R18W

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