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



CONTACT:



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 your original determination (CPA-026 and attached maps)

Linn Co. FSA

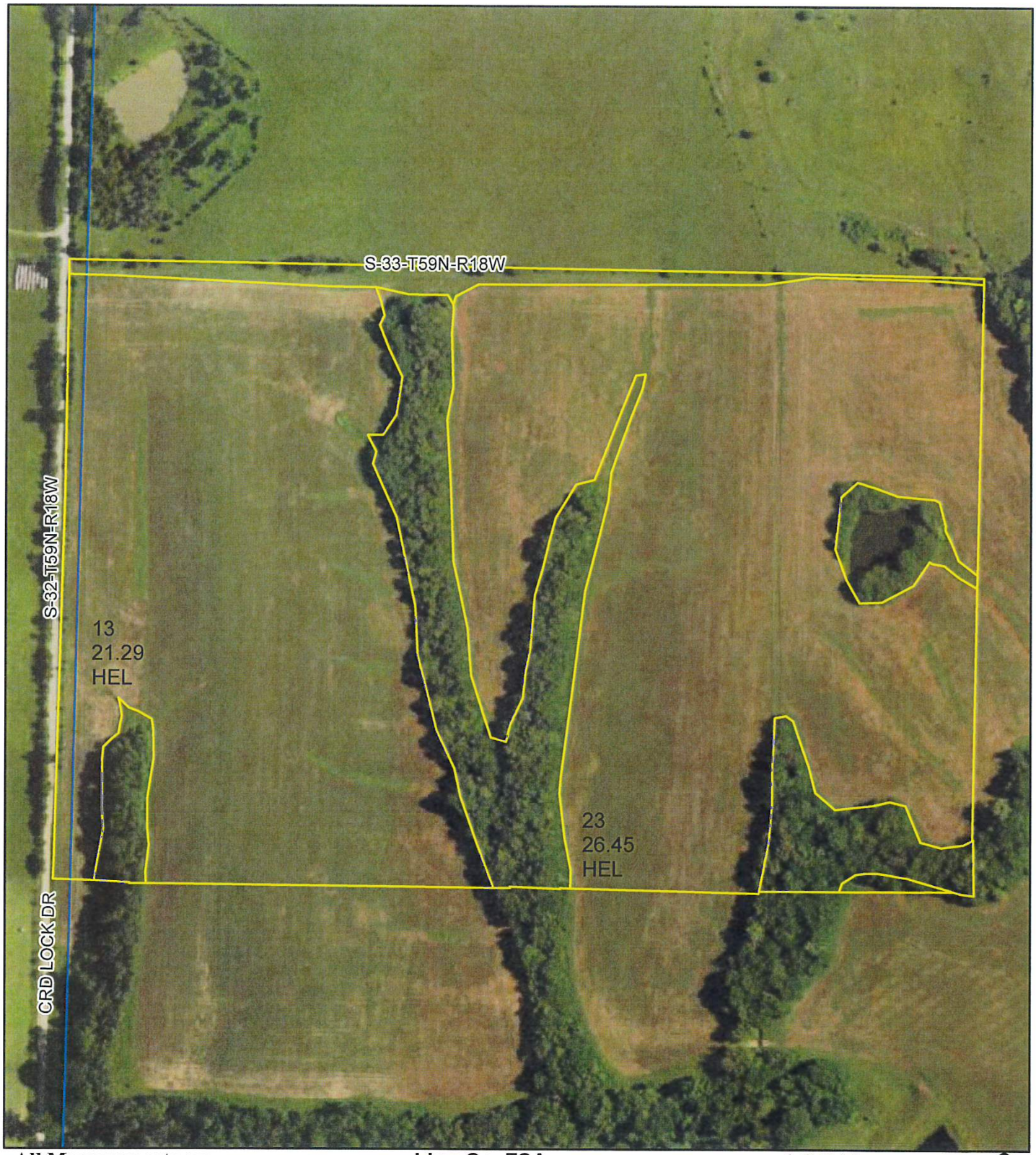
C=Corn-YEL-GR SB=Soybean-COM-GR
SRW=Wheat-SRW-GR Milo=Sorgh-GRS-GR
FG=grass or mixfg-fg CCC=covrc-cereals
ALF-alflafa-fg GZ=grass or mixfg-gz
F=failed PP=prevent plant
DC=double crop LS=left standing
All fields are NI non-irrigated*
*Unless notated on Map

1:4,390

Program Year: 2025
Created: 12/6/2024
Flown: 2022-6-28

clu
crp
plss

Farm 5290
Tract 4367



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 your original determination (CPA-026 and attached maps)

Linn Co. FSA

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-alflafa-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

1:3,210

Program Year: 2025
Created: 12/6/2024
Flown: 2022-6-28

clu
crp
plss

Farm 5289
Tract 4366

FA

FA

Aerial Map



Map Center: 39° 52' 48.5, -92° 55' 27.29

0ft 437ft 874ft

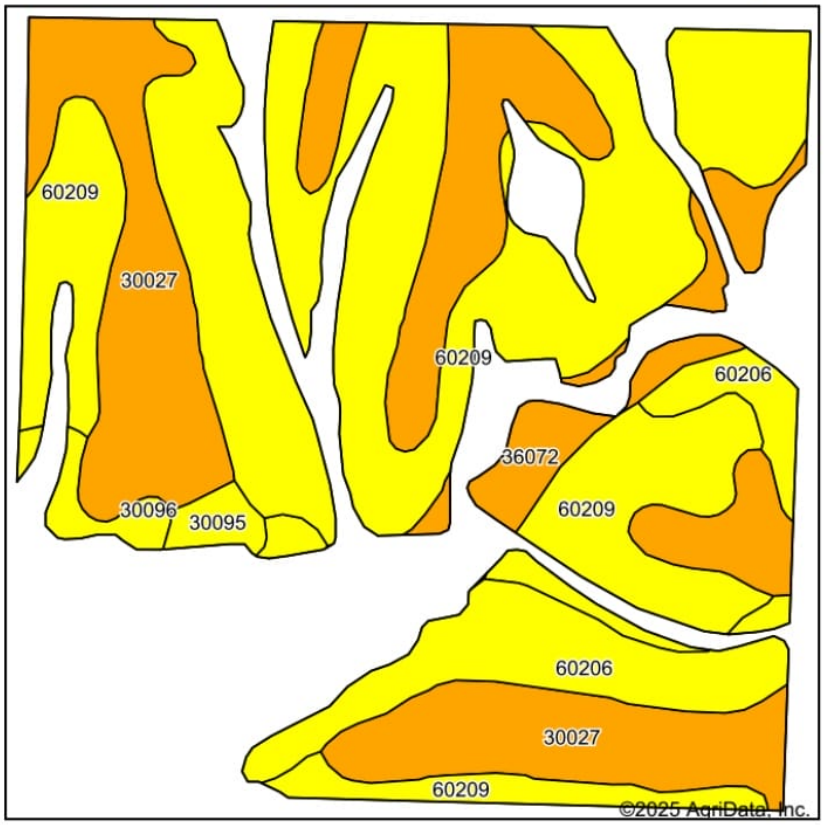
33-59N-18W
Linn County
Missouri

N
W E
S

4/30/2025

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Linn**
Location: **33-59N-18W**
Township: **Baker**
Acres: **114.94**
Date: **4/21/2025**

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

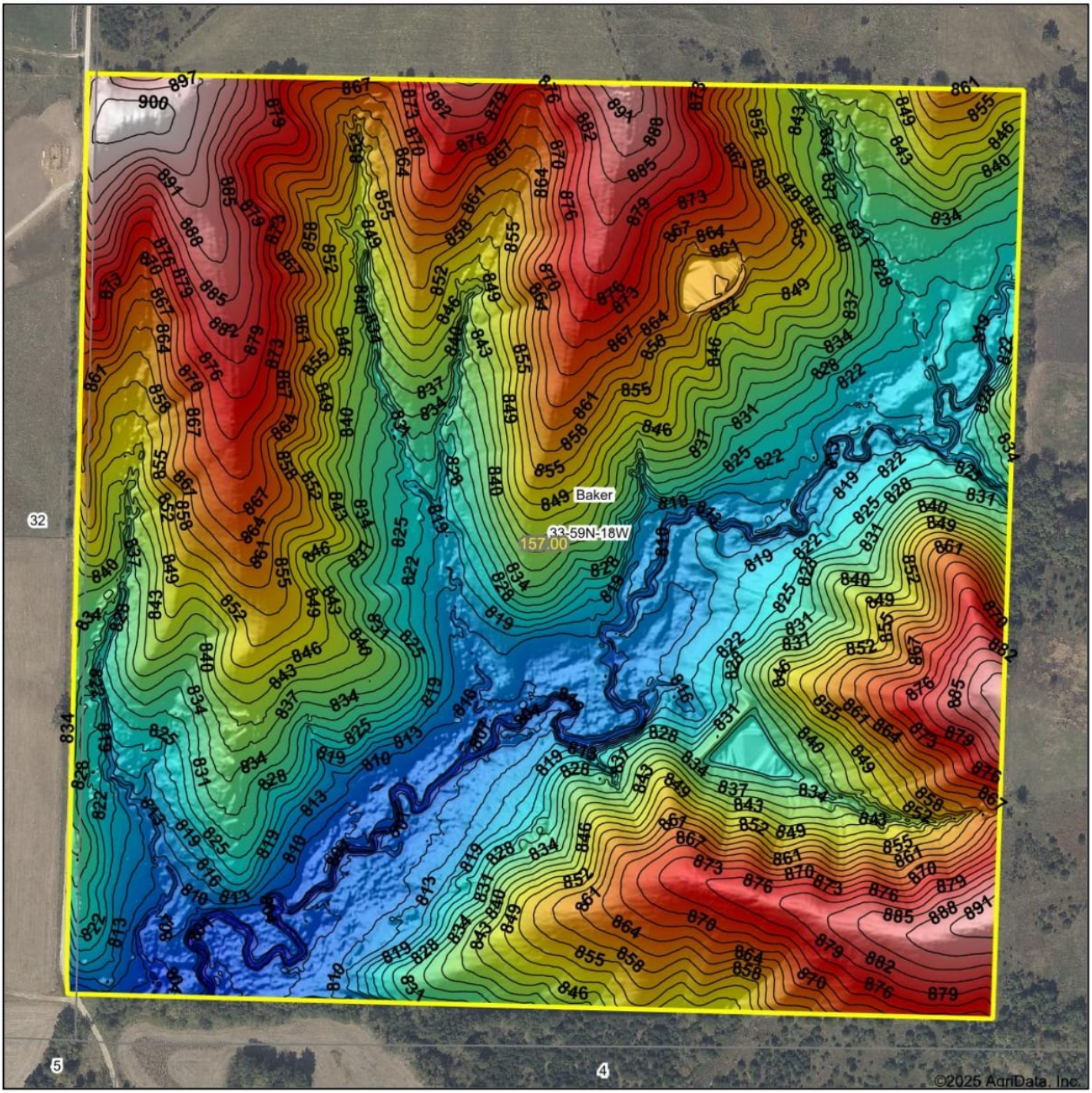
N W E S

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 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%		IIIe								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



Low Elevation High

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

0ft 436ft 873ft

4/21/2025

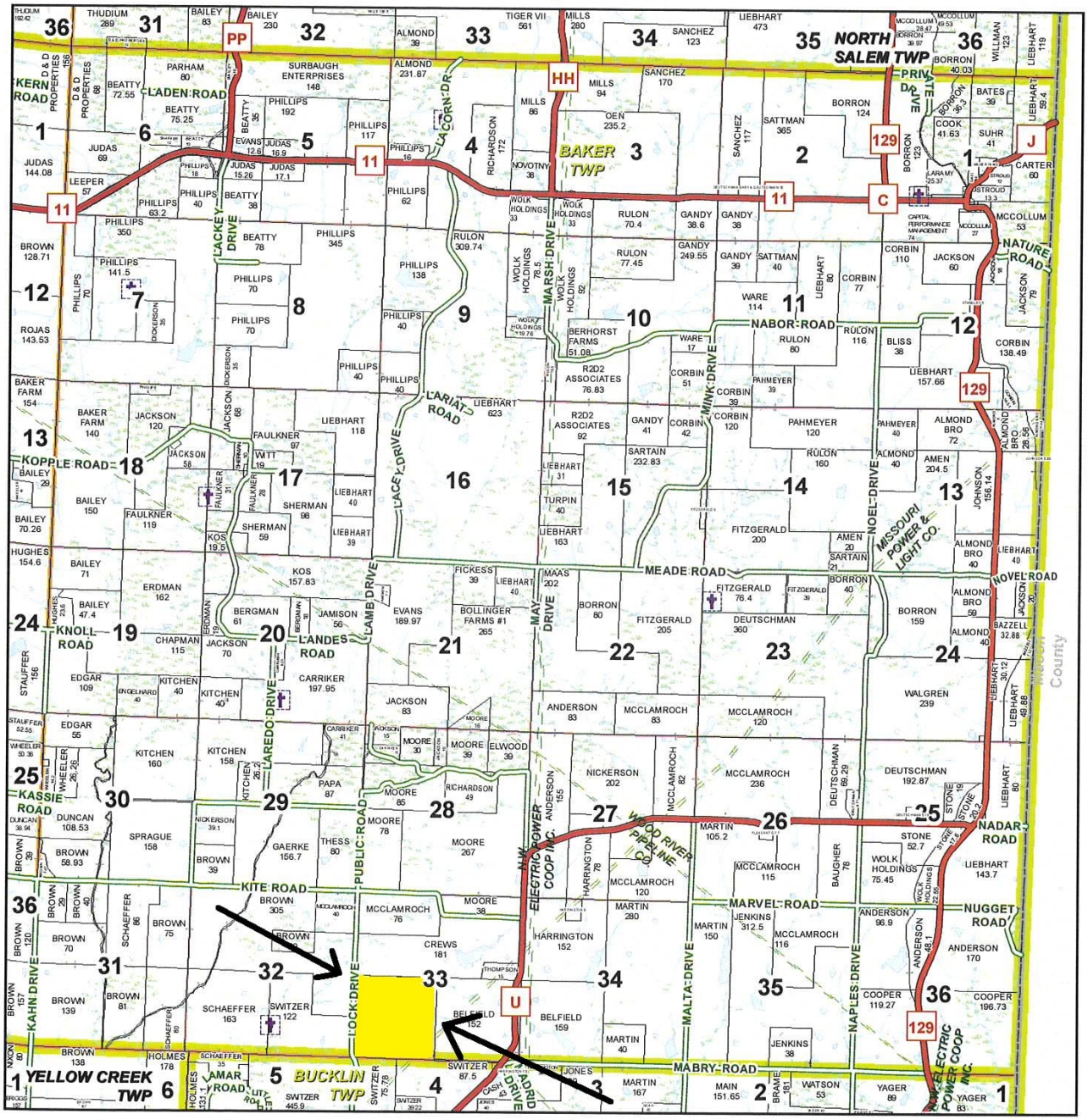
33-59N-18W
Linn County
Missouri

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

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023
www.AgriDataInc.com

T59N-R18W

See Page 28



See Page 36

See Page 48

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:

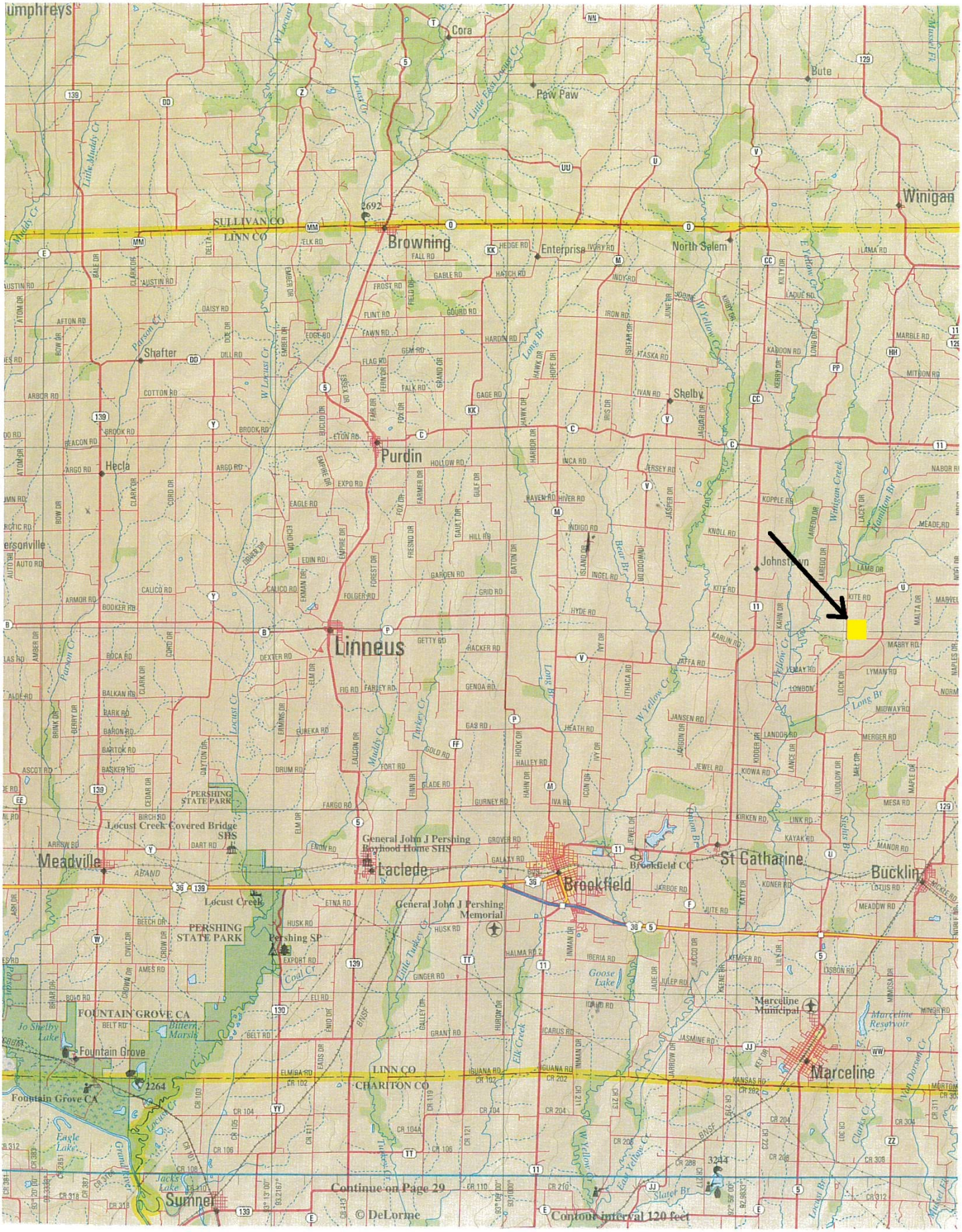
MIDLAND GIS Solutions
www.midlandgis.com

0 1,000 2,000 4,000 Feet
0 0.25 0.5 0.75 Miles

R22W | R21W | R20W | R19W | R18W
T60N | T59N | T58N | T57N

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


Cora
Bute
Paw Paw
Winigan
Browning
Enterprise
North Salem
SULLIVAN CO
LINN CO
Shafter
Shelby
Purdin
Hecla
Linneus
Johnstown
Meadville
Laclede
Brookfield
St Catharine
Bucklin
Brookfield CC
PERSHING STATE PARK
Locust Creek Covered Bridge SHS
General John J Pershing Boyhood Home SHS
General John J Pershing Memorial
Pershing SP
Locust Creek
FOUNTAIN GROVE CA
Fountain Grove
Fountain Grove CA
Jo Shelby Lake
Bittern Marsh
Goose Lake
Marceline Municipal
Marceline Reservoir
Marceline
LINN CO
CHARITON CO
Eagle Lake
Jacks Lake
Sumner
Continue on Page 29
© DeLorme
Contour interval 120 feet