



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=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

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

Linn Co. FSA

1:3,210



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
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- plss

**Farm 5289
Tract 4366**

Aerial Map



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

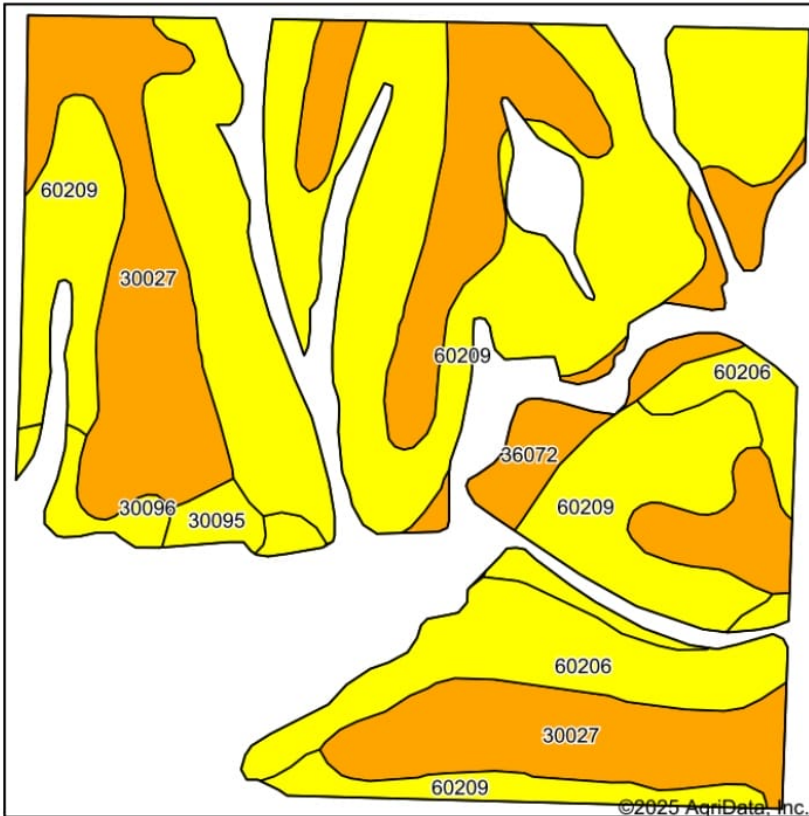
Maps Provided By:
 **surety**
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33-59N-18W
Linn County
Missouri



4/30/2025

Soils Map



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

Maps Provided By:

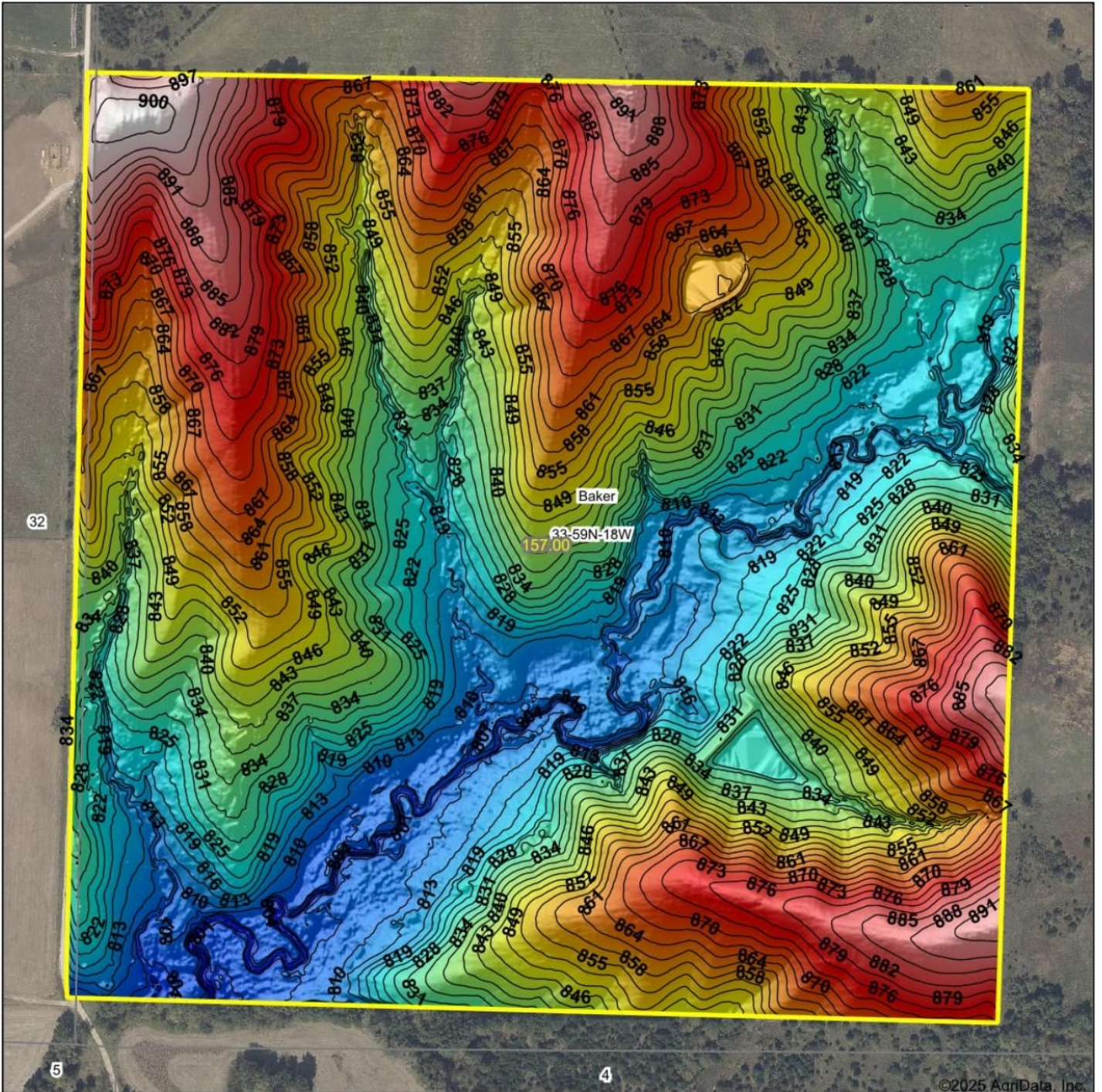
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO115, Soil Area Version: 29														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red 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:



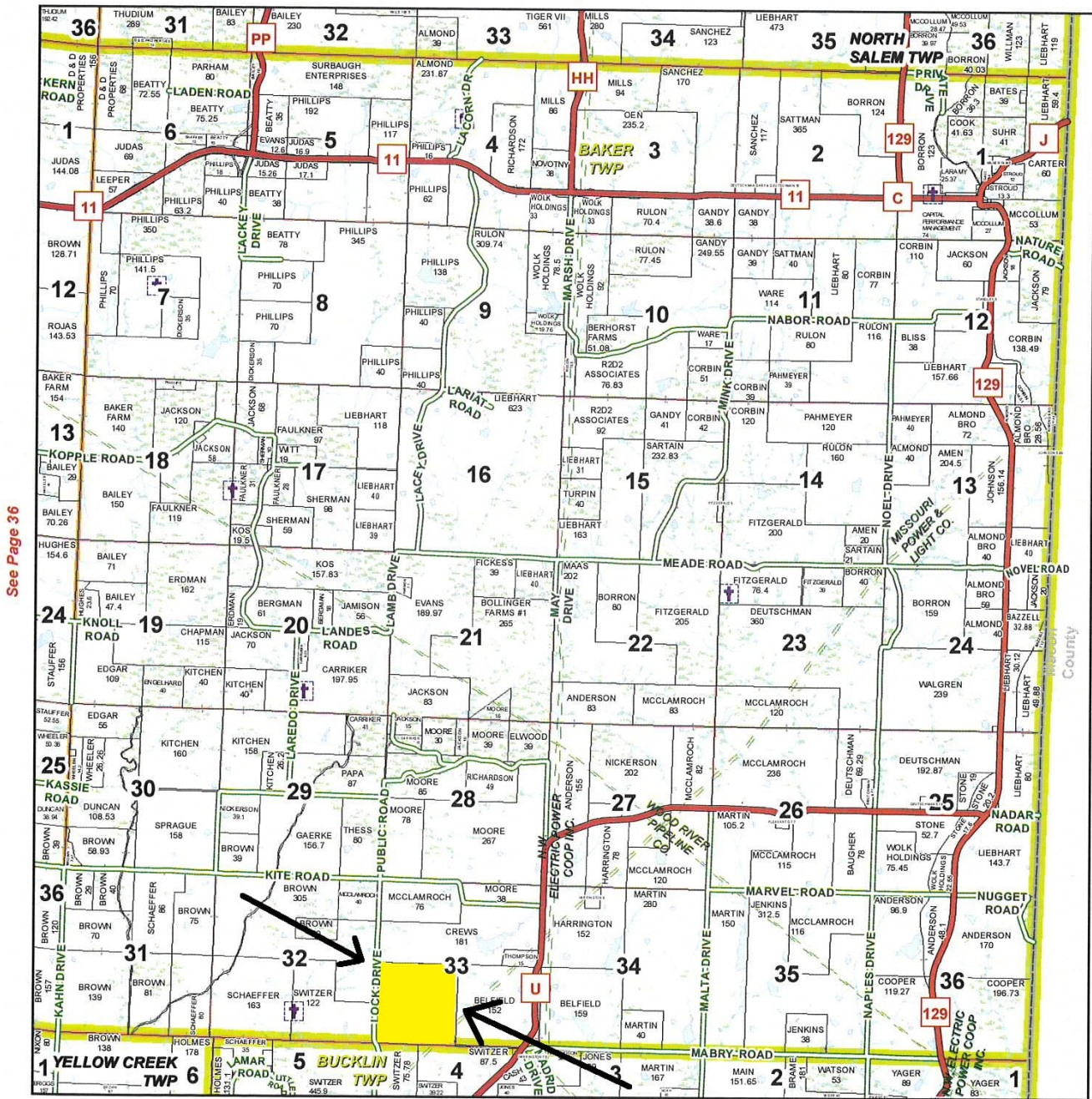
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T59N-R18W

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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

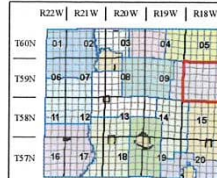
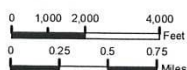
This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:



www.midlandgis.com



Legend

- 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

