



MISSOURI Land & Farm

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161.9 Acre, Hunting/Tillable!! – Atchison County

Y Ave, WESTBORO, MO 64498

Atchison County

\$1,100,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



Now Available: 161.9 Surveyed Acres of Premier Tillable and Recreational Land in Atchison County, Missouri

This is a rare opportunity to acquire 161.9 surveyed acres of **highly productive farmland** with **exceptional recreational appeal**, situated in the heart of **Atchison County**—a region known for its rich, fertile soils, reliable agricultural returns, and excellent outdoor lifestyle. This **southern parcel (formerly Tracts 3 and 4)** is part of a larger **323.9-acre offering** and is now being offered independently. The seller is open to offers on individual tracts or the entire unit, giving flexibility to investors, operators, or recreational buyers alike.

Tillable Income

According to the **Farm Service Agency (FSA)**, **112.74 acres** are currently in active tillable rotation. The land is under a **strong cash rent agreement** for the 2025 crop year, paying **\$218 per acre**, equating to **\$24,577.32 annually**, with the potential for a **fall bonus** based on yields and commodity pricing. This makes for a **solid and consistent income stream** right out of the gate.

Hunting & Outdoor Recreation

For the outdoorsman or hunting enthusiast, this property offers **tremendous recreational value**. The surrounding habitat supports **healthy populations of whitetail deer, wild turkey, and upland game**, with **proven stand sites** already in place.

Whether you're bowhunting from the timbered fringe or glassing open fields during rifle season, the terrain provides the perfect mix of **visibility, access, and cover**. From an income perspective, the tract is well-suited for a **hunting lease**, with an estimated value of **\$25 per acre**, adding an additional **\$4,050 per year** in passive income.

Depreciable Assets & Access

- **Over 25,500 linear feet of terraces**, contributing to long-term **soil health and erosion control**, and eligible for depreciation
 - **Excellent gravel road frontage** allows for easy **farm equipment access and recreational entry** year-round
 - Land improvements increase both **functionality and long-term asset value**
-

Projected Return on Investment

- **Base Farm Rent: \$24,577.32**

- **Potential Hunting Lease Income:** \$4,050
 - **Estimated Total Annual Income:** \$28,627.32 + bonus
 - **Estimated ROI:** ~2.8% at asking price, with additional upside from crop bonuses and land appreciation
-

Summary

Whether you're looking to **expand a farming operation**, invest in **diverse land income**, or secure a **scenic recreational retreat**, this property offers a **rare combination of cash flow, habitat, and flexibility**. With its fertile soils, established income streams, and proven hunting opportunities, this tract is a **standout investment** in one of Northwest Missouri's most reliable land markets.

To learn more or schedule a private tour, contact Jeff Quinn at (660) 734-3925 (call or text)



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) for exact wetland boundaries and determinations, or contact NRCS.

Atchison Co. FSA

C=CORN-YEL-GR; CW=CORN-WHE-GR
POP=CORN-POP-GR; SB=SOYBN-COM-GR
WHT=WHEAT-HARD RED WINTER-GR
P=MIXFG-IGS-GZ; HAY=MIXFG-IGS-FG
GZ=GRASS-SMO-GZ; FG=GRASS-SMO-FG
GLS=MIXFG-IGS-LS; BLS=GRASS-SMO-LS
ALF=ALFAL-FG; I=Irrigated
All fields non-irrigated

*Unless notated on Map

1 inch equals 371 feet

Program Year: 2024

Created: 3/28/2024

Flown: 2022-7-10

- clu
- crp
- plss

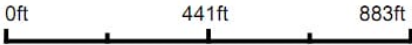
Farm 4301
Tract 408



Aerial Map



Map Center: 40° 30' 43.68, -95° 13' 32.85

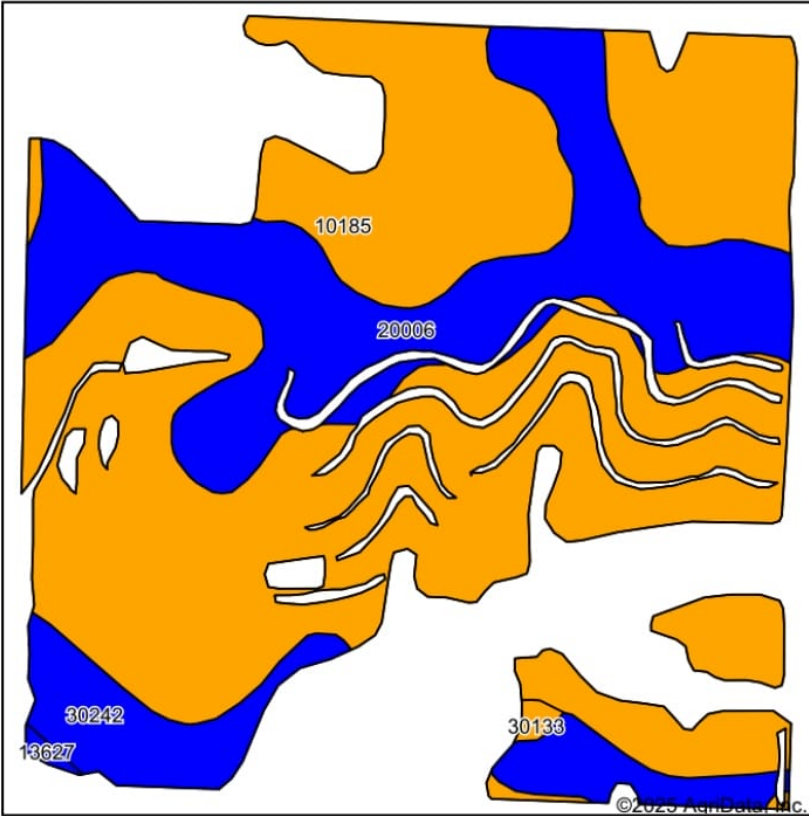


Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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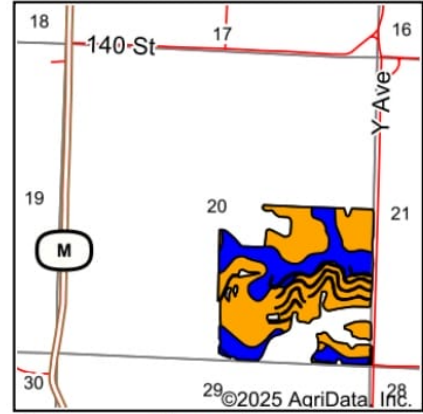
20-66N-38W
Atchison County
Missouri

6/2/2025

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Atchison**
 Location: **20-66N-38W**
 Township: **Lincoln**
 Acres: **115.49**
 Date: **6/2/2025**

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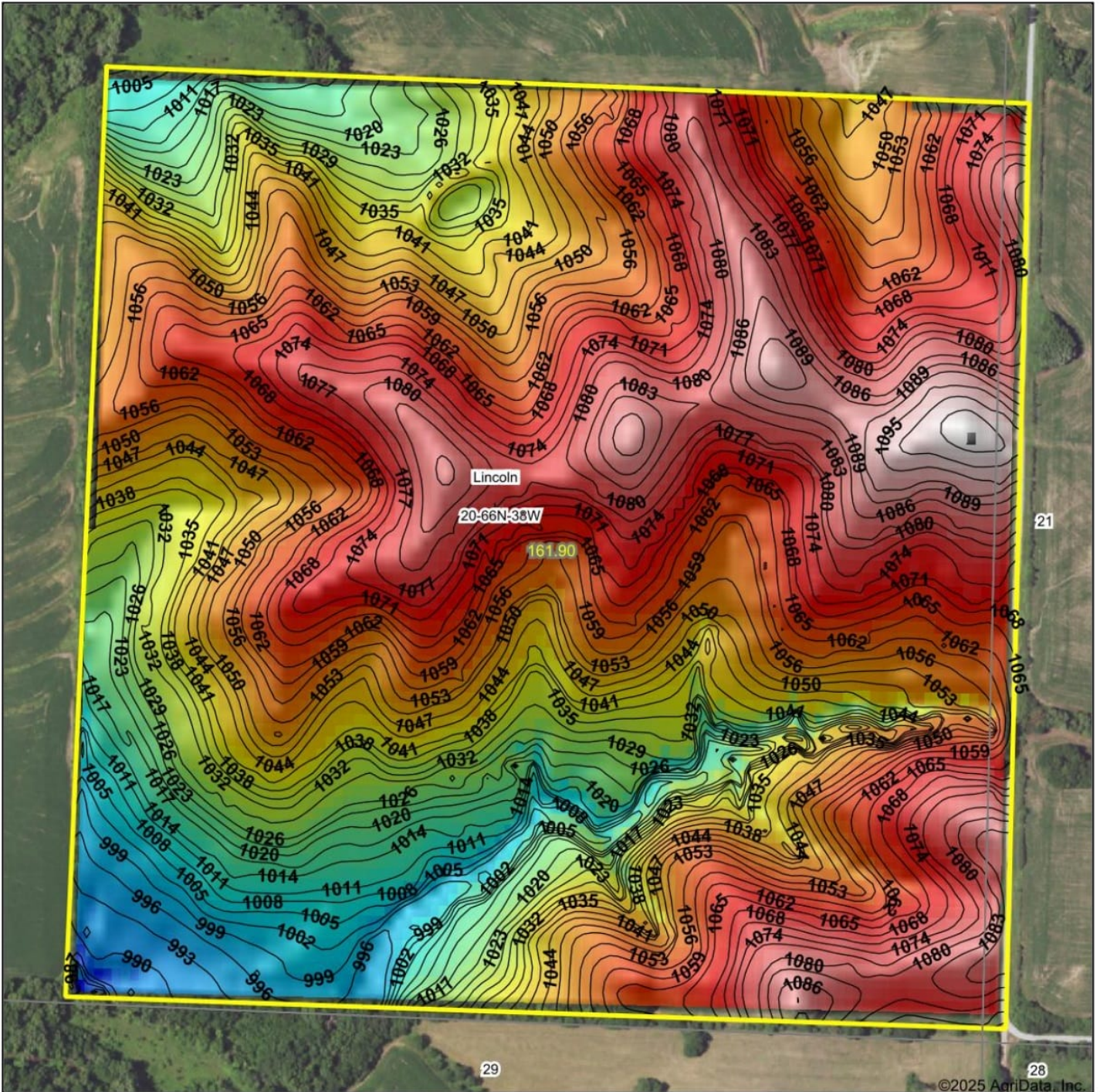


Area Symbol: MO005, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Soybeans
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	77.30	66.9%		IIIe	55
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	31.25	27.1%		IIe	79
30242	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	6.04	5.2%		IIe	76
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	0.64	0.6%		IIIe	47
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	0.26	0.2%		IIw	67
				Weighted Average	2.67	*n 62.6

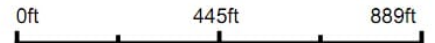
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 10 meter dem
Interval(ft): 3
Min: 969.2
Max: 1,103.0
Range: 133.8
Average: 1,050.9
Standard Deviation: 25.75 ft

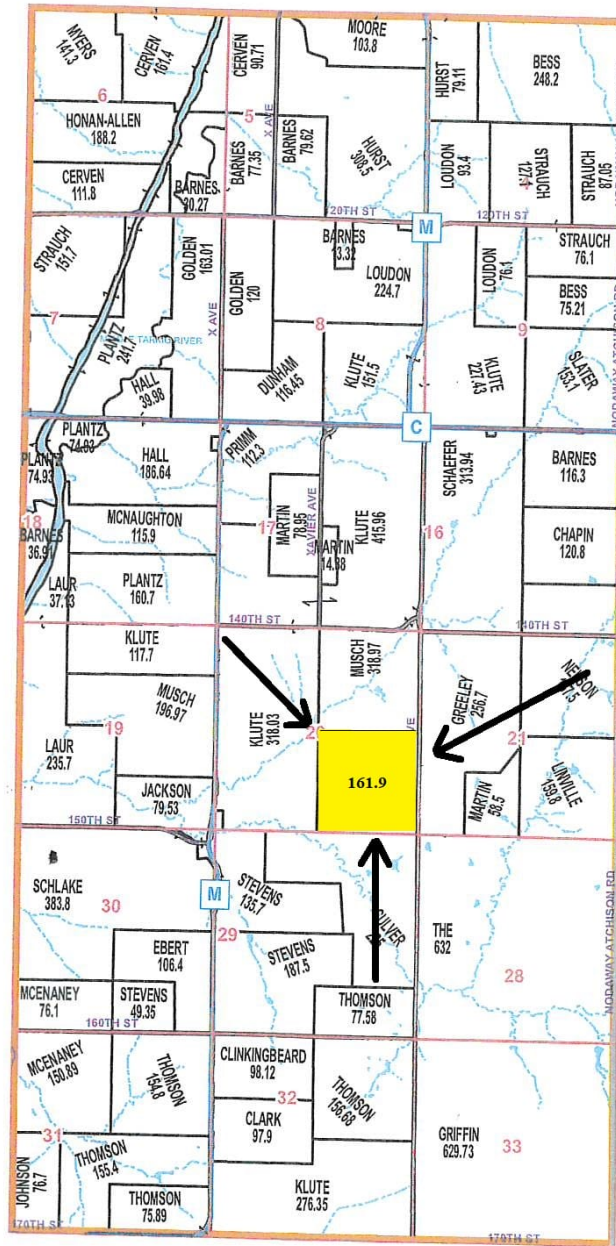


20-66N-38W
Atchison County
Missouri

Boundary Center: 40° 30' 43.68, -95° 13' 32.85

Atchison County, MO T66N-R38W

See Page 11



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See Page 31

See Pages 35 & 37

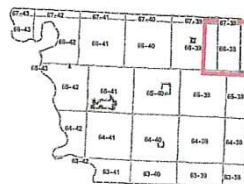
Map Date: January 09, 2023
Atchison County Commission
Curtis Livengood - Presiding Commissioner
Richard C Burke - Southern District
Jim Quimby - Northern District
Data Courtesy of Atchison County
Geographic Information System
Lori Jones - Assessor / GIS Analyst
Stephanie Shineman - RE Clerk / GIS Coordinator
<https://atchison.integritygis.com>

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

Most parcels > 10 ac labeled



1 inch = 0.84 miles



- Legend**
- County Boundary
 - City Limits
 - Township-Range
 - Sections
 - Political Townships
 - Water
 - Levee
 - Land Ownership
 - US Highways
 - ST Highways
 - CO Highways
 - Streets / Roads
 - Rail Roads
 - Streams
 - Land Hooks
 - Easements