MISSOURI Land & Farm

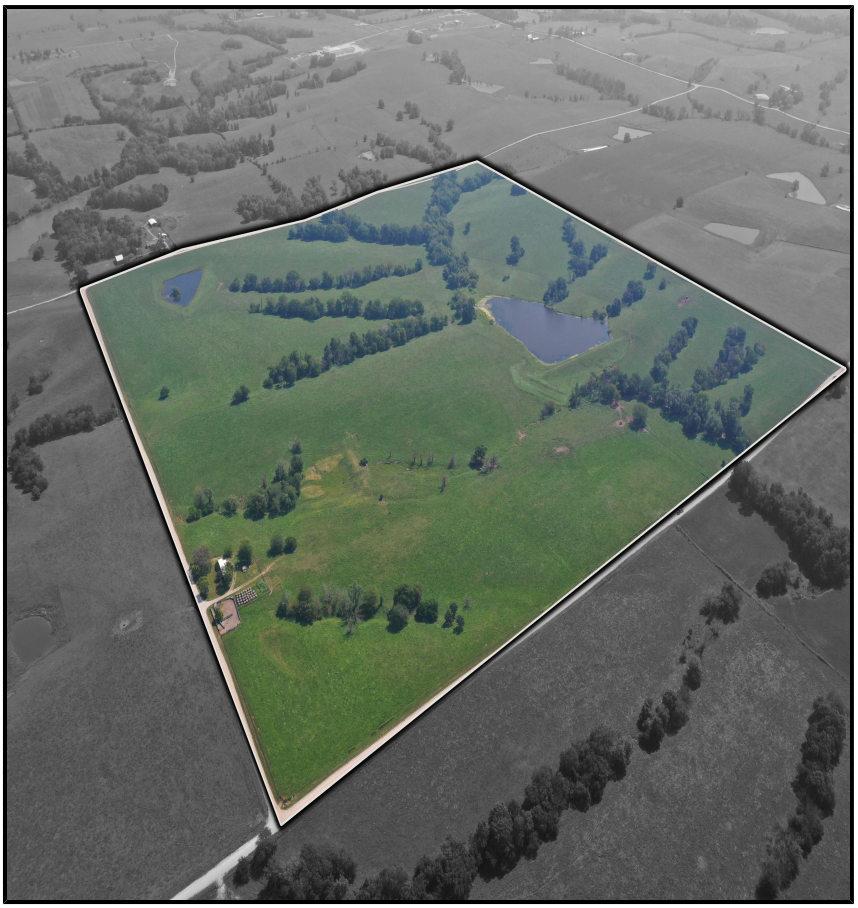
www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

161 ACRE PRISTINE PASTURE FARM W/GREAT BUILDING SITES!!

Kemper Drive, Kettle Rd, Lily Drive, Marceline, MO 64658

Linn Co.

$917,700



CONTACT:



JEFFREY QUINN
Broker
660-734-3925
jquinn@missourilandandfarm.com







If what you're looking for is an excellent pasture farm with good fences, divided paddocks for rotational grazing, a working lot, and productive grassland this property just outside of Marceline Missouri is one to check out. This property is without a doubt one of the nicest pasture farms that I've seen come for sale. Upon inspection its undeniable the care that the owners and tenants have given this farm. I don't think there is a tree sprout in a fence and all the fences are tight!!

Located less than a mile from town, this would make for a great building spot in the Marceline R5 School District. Did we mention a building spot?? Let me clarify….there are approximately 7 building sites throughout this 161 acres. These options could give this property some development potential as well.

A 5.27 acre lake and 1.19 acre pond which are both fenced off with waters provide plenty of water for cattle, fishing, and recreation.

For some running cattle or leasing ground our for cattle may not be what they are looking for. If you’re looking for some recreational ground or a combination of income coupled with a great place for a new home this farm is still for you. While this is one of the nicest pasture farms we've seen it could be converted into tillable. With some tillable the balance would change and lend a little more to a great rec farm offering plenty of fishing, and hunting to boot.

The property features gravel road on 3 sides offering great access to round out a gorgeous property.

There are multiple opportunities for the future of this farm and we are excited to help bring this farm to its new owners. The owners have indicated they may possibly consider dividing this property into 80's as well.

Aerial Map



Map Center: 39° 44' 34.21, -92° 57' 55.09

0ft 441ft 881ft

19-57N-18W
Linn County
Missouri

N
W E
S

9/1/2023

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Boundary Center: 39° 44' 34.98, -92° 57' 51.1

0ft 406ft 812ft

19-57N-18W
Linn County
Missouri

N
W E
S

9/1/2023

Maps Provided By:
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FA

FA

Aerial Map



Map Center: 39° 44' 34.36, -92° 57' 54.96

0ft 444ft 887ft

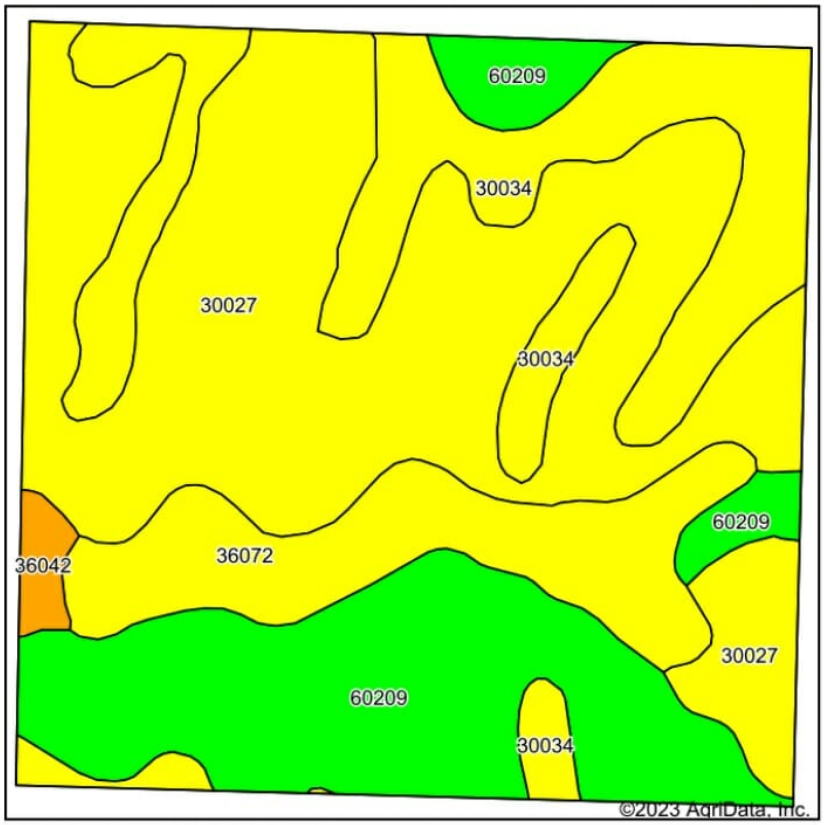
19-57N-18W
Linn County
Missouri

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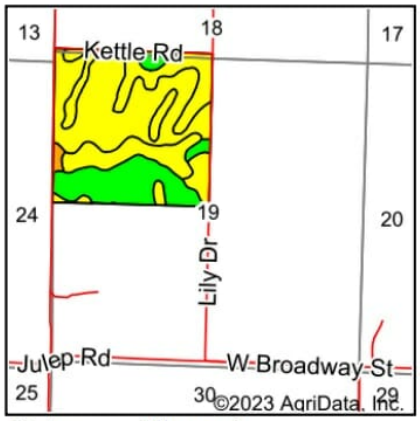
9/1/2023

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Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Linn**
Location: **19-57N-18W**
Township: **Marceline**
Acres: **165**
Date: **9/1/2023**

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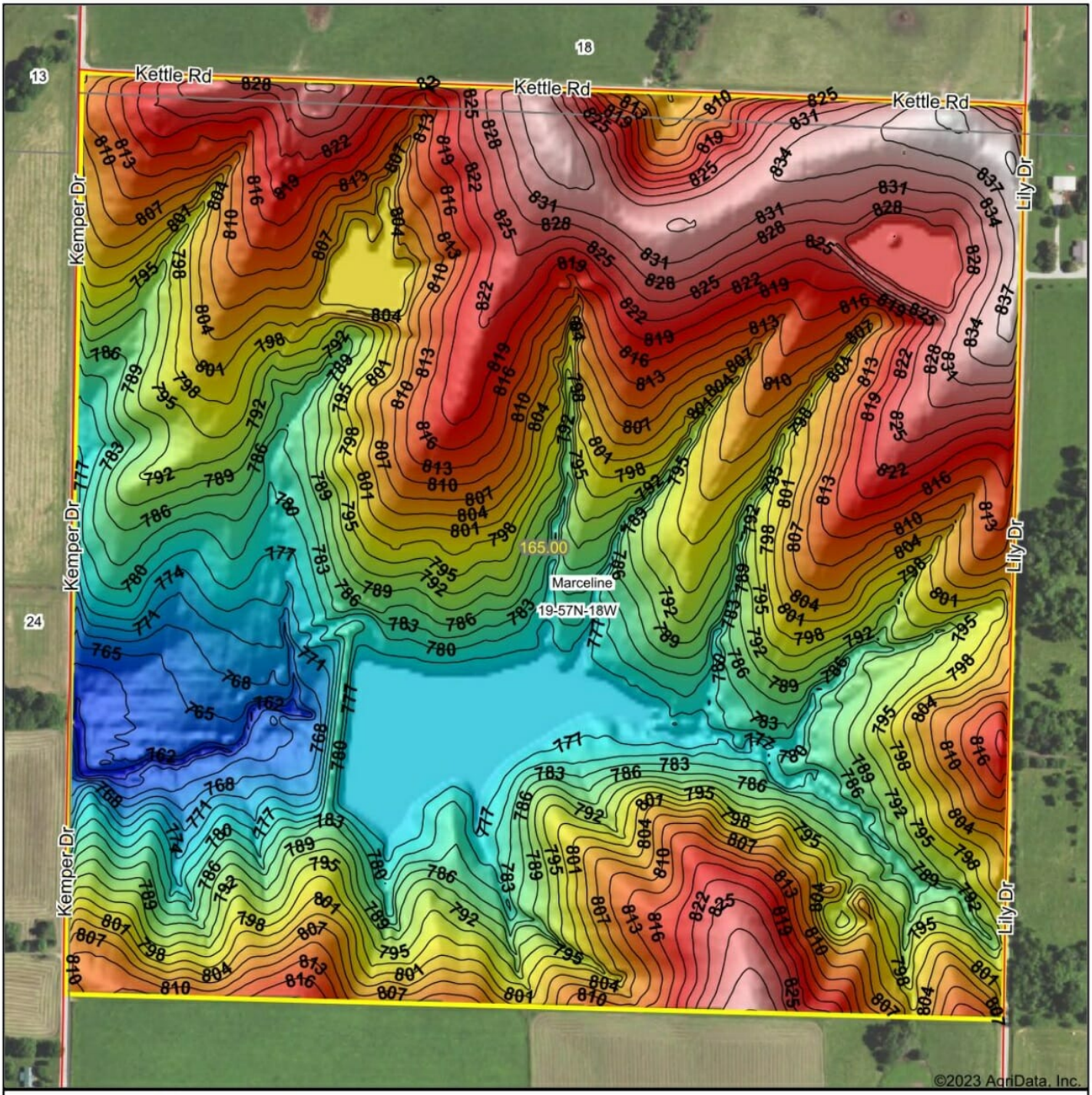
Area Symbol: MO115, Soil Area Version: 26

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
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	72.26	43.8%		IIIe							42
60209	Purdin loam, 9 to 14 percent slopes, eroded	38.61	23.4%		IVe	5	7	6	7	6	7	51
30034	Armstrong loam, 2 to 5 percent slopes, eroded	33.24	20.1%		IIIe	5	8	7	8	7	8	52
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	19.14	11.6%		IIIw			8	7	8	10	70
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	1.75	1.1%		IIw							94
			Weighted Average		**3.22**	**2.2**	**3.2**	**3.7**	**4.1**	**3.7**	**4.4**	***n 49.9**

*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



Low Elevation Hig

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 3 meter dem
Interval(ft):	3
Min	755.9
Max:	840.7
Range:	84.8
Average:	800.9
Standard Deviation:	18.9 ft

0ft 447ft 893ft

N W E S

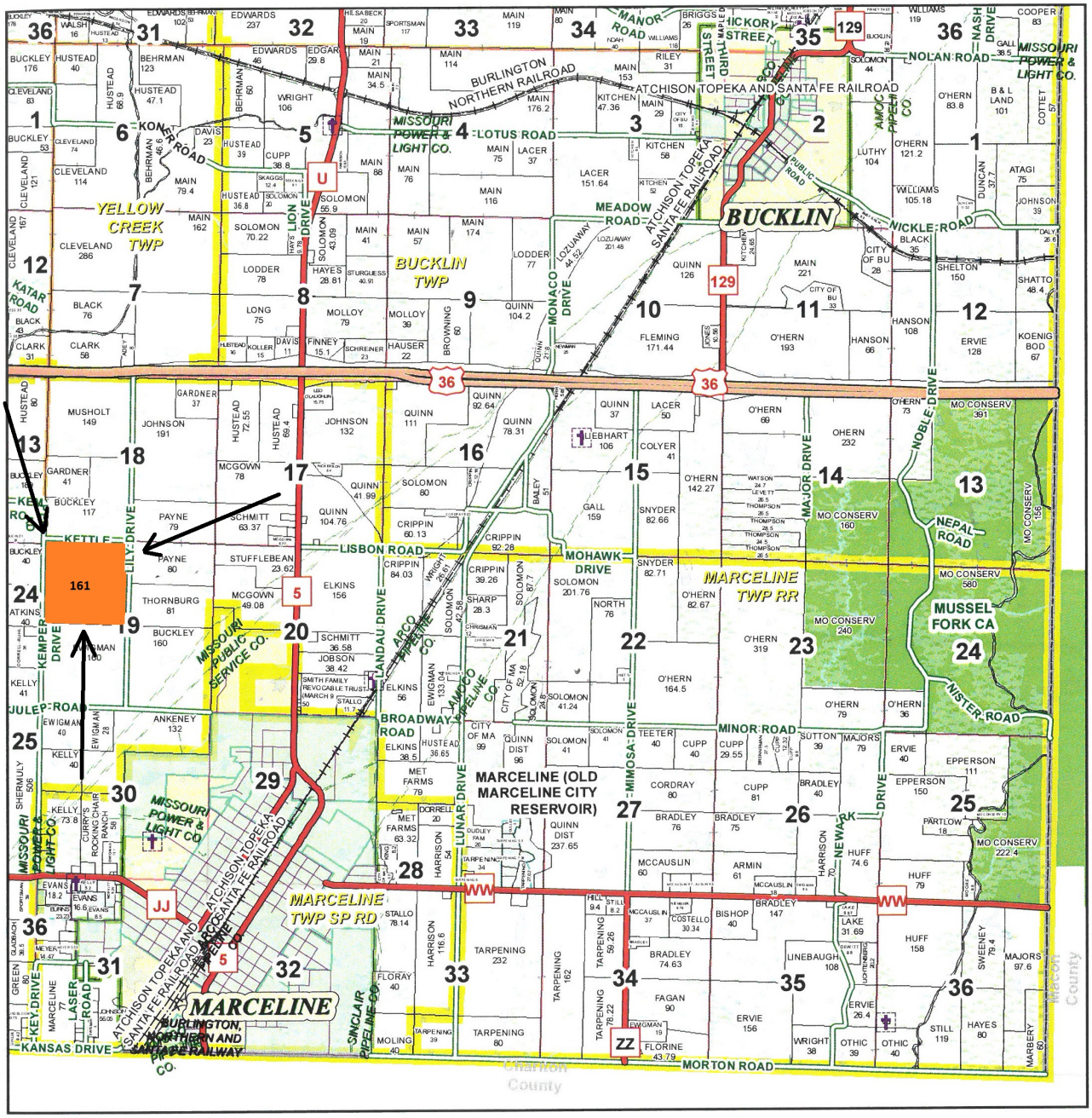
9/1/2023

19-57N-18W
Linn County
Missouri

Boundary Center: 39° 44' 34.36, -92° 57' 54.96

T57N-R18W

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