



# MISSOURI Land & Farm

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**162 Acres Atchison Co. –  
Tillable/Hunting!! (3%+ Return!!)  
140th ST. WESTBORO, MO 64498**

Atchison County

**\$1,170,000**



## CONTACT:



**JEFFREY QUINN**

Broker

**660-734-3925**

jquinn@missourilandandfarm.com



## Now Available: 162 Surveyed Acres of Premier Tillable and Recreational Land in Atchison County, Missouri

This is a rare opportunity to acquire 162 surveyed acres of highly productive farmland with exceptional recreational value, located in the heart of Atchison County—a region well-regarded for its rich soils, strong agricultural returns, and thriving outdoor lifestyle. This northern parcel (formerly Tracts 1 and 2) is part of a larger 323.9-acre offering and is now available independently, with the seller open to offers on individual tracts or the full unit. Whether you're an investor, farmer, or outdoor enthusiast, this property offers diverse appeal.

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### Tillable Income

According to the Farm Service Agency (FSA), 123.64 acres are in active tillable rotation, backed by a solid cash rent agreement for the 2025 crop year. The lease provides a base payment of **\$218 per acre**, totaling **\$26,953.52 annually**, with the potential for an additional fall bonus based on performance and commodity pricing.

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### Wind Energy Lease

This property also includes a long-term wind energy lease agreement through 2045, offering consistent quarterly payments and a valuable passive income stream.

- **Quarterly Wind Lease Income:** \$1,214.08
  - **Annual Wind Lease Income:** \$4,856.32
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### Hunting & Outdoor Recreation

For the outdoorsman and sportsman, this tract offers high-quality recreational features:

- A **1.25-acre lake** supports fishing, waterfowl attraction, and general outdoor enjoyment.
- A **2.23-acre field**, currently fallow, is perfect for expanding tillable production or creating a prime wildlife food plot.
- The property is surrounded by ideal habitat for **whitetail deer, wild turkey, and upland game**, with proven stand locations throughout.

Whether you're bowhunting in the timber or scanning the fields during rifle season, the terrain offers excellent visibility, access, and cover. From an investment standpoint, the land could lease for **\$20–\$25 per acre annually** for hunting rights, generating an additional **\$3,240–\$4,050 per year** in passive income.

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### Depreciable Assets

- **Over 20,000 linear feet** of well-maintained terraces, eligible for depreciation
  - Added long-term value through improved soil conservation and productivity
  - Excellent gravel road access supports easy equipment movement and hunting entry
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## Projected Return on Investment

This property offers strong income potential from multiple sources:

- **Base Farm Rent:** \$26,953.52
- **Wind Lease Income:** \$4,856.32
- **Potential Hunting Lease Income:** \$3,240–\$4,050

**Estimated Total Annual Income:** \$35,049.84+

**Estimated ROI:** ~3% at asking price, with upside potential based on crop bonuses and hunting lease structure

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## Summary

Whether you're seeking to expand your agricultural portfolio, secure a scenic income-producing retreat, or capitalize on Missouri's thriving land market, this versatile tract delivers an unbeatable blend of production, passive income, and recreation. Properties of this caliber—offering both tillable return and outstanding hunting—rarely hit the market in this region.

**To learn more or schedule your private tour, 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) 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 noted on Map

1 inch equals 370 feet

Program Year: 2024

Created: 3/28/2024

Flown: 2022-7-10

- clu
- crp
- plss

Farm 4301  
Tract 407

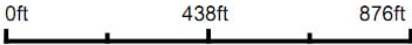




Aerial Map



Map Center: 40° 31' 9.67, -95° 13' 32.65

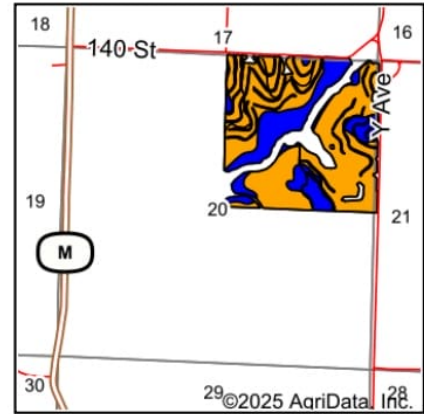
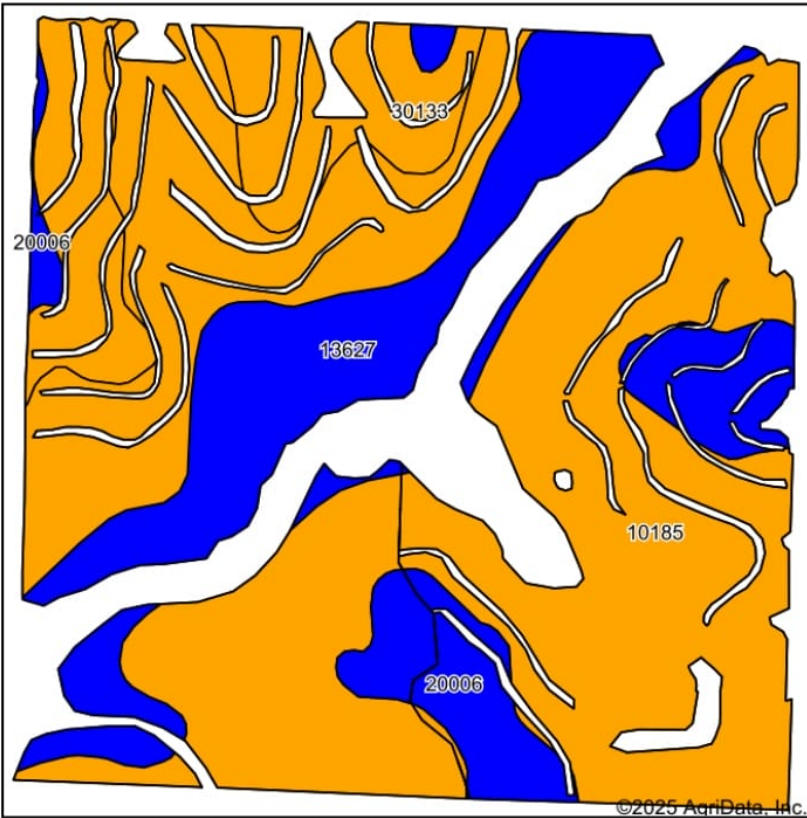


Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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**20-66N-38W**  
**Atchison County**  
**Missouri**

6/2/2025

# Soils Map



State: **Missouri**  
 County: **Atchison**  
 Location: **20-66N-38W**  
 Township: **Lincoln**  
 Acres: **128.1**  
 Date: **6/2/2025**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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	78.78	61.5%		IIIe	55
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	22.88	17.9%		IIw	67
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	14.38	11.2%		IIIe	47
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	12.06	9.4%		Ile	79
				<b>Weighted Average</b>	<b>2.73</b>	<b>*n 58.5</b>

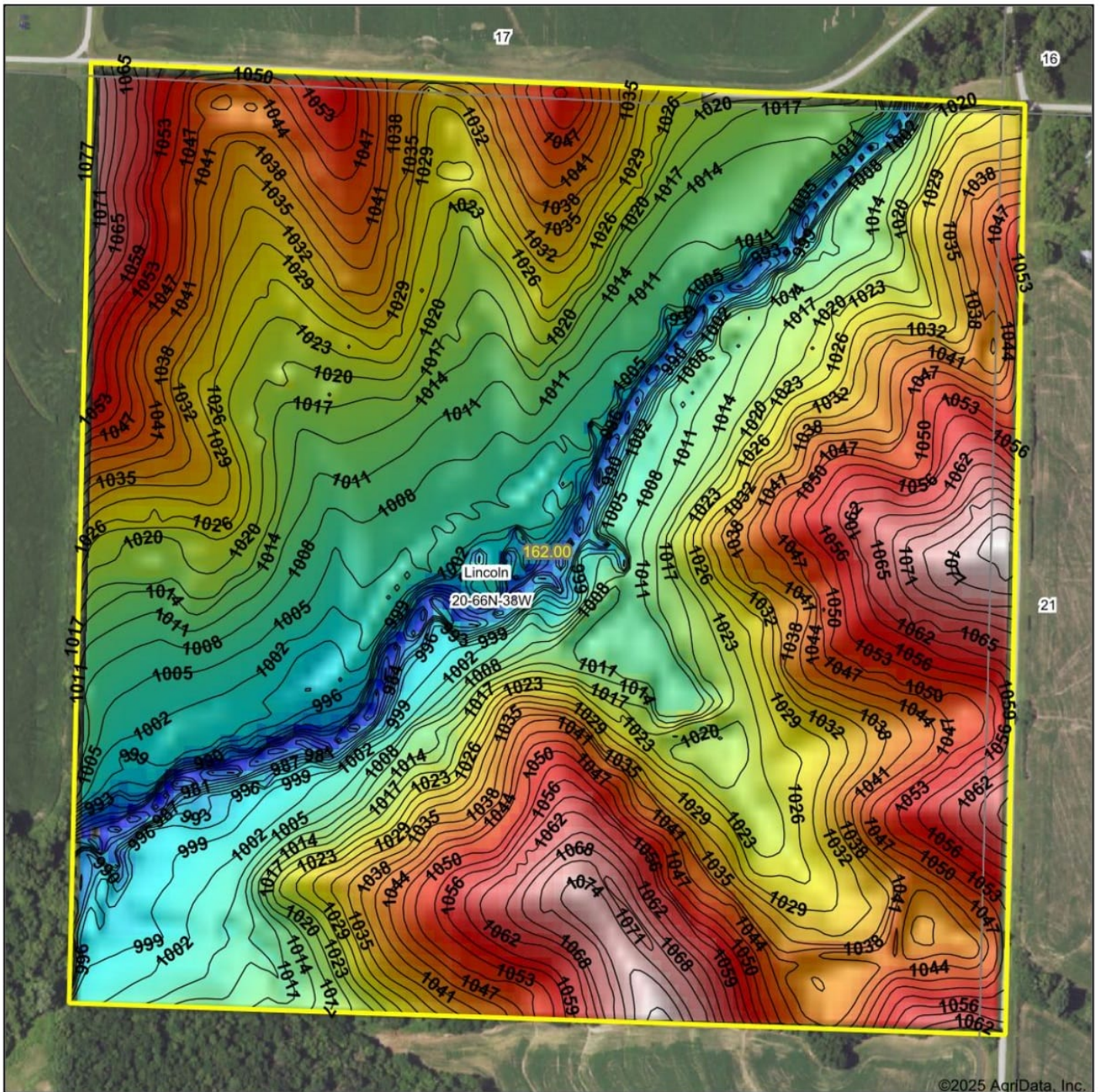
\*n: The aggregation method is "Weighted Average using all components"

\*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: 970.4  
Max: 1,082.8  
Range: 112.4  
Average: 1,027.8  
Standard Deviation: 21.95 ft



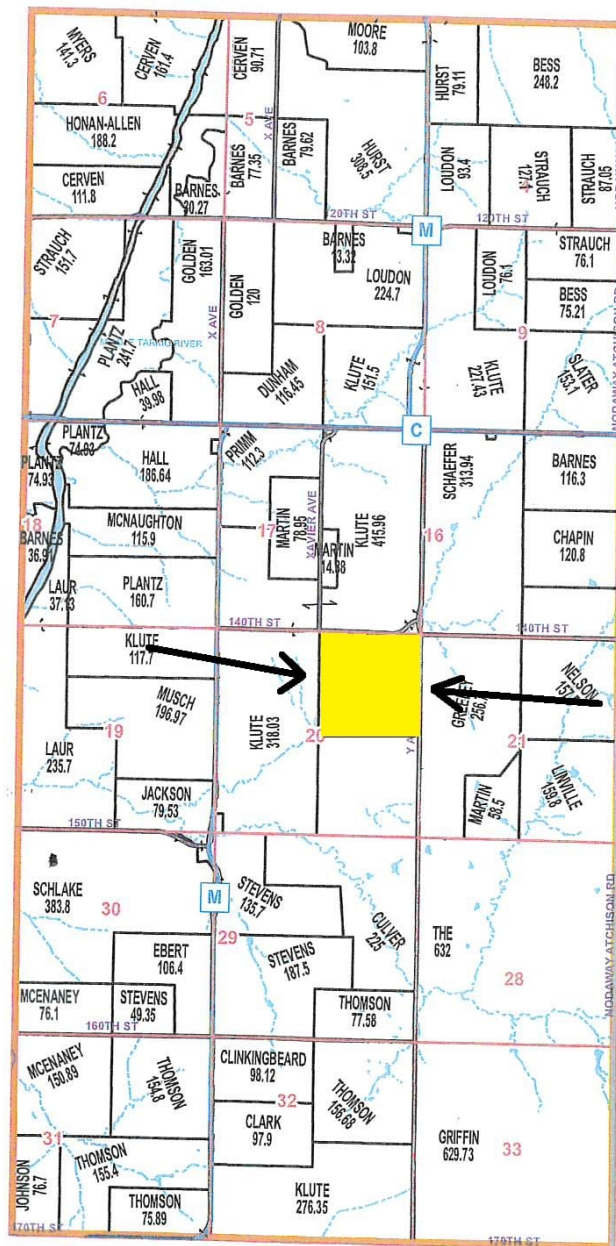
20-66N-38W  
Atchison County  
Missouri

Boundary Center: 40° 31' 9.67, -95° 13' 32.65



# Atchison County, MO T66N-R38W

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Nodaway Co, MO

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

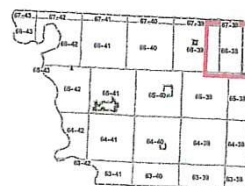
Lori Jones - Assessor / GIS Analyst  
Stephanie Shineman - RE Clerk / GIS Coordinator  
<https://atchison.integritygis.com>

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