



MISSOURI Land & Farm

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

**172.86 Acres – Pasture/Cattle Bldg/Hoop
Building/ Double Wide**

Blue Stem Rd, Crocker Mo 65452

Miller County

\$775,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



This 172.86 acres located just west of Bluestem Rd is the perfect tract for one everything in one spot. Whether you are looking relocate or possibly a beginning farmer this tract is sure to get you set up with everything you need. The pasture has not been grazed this year and is ready to go. There is a nice cattle barn for working cattle and storage. A nice hoop barn for storage or hay. There is also the addition of a double wide residence on the property.

For more information call or text Jeff Quinn 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.

Miller Co. FSA

All Fields NI unless noted
 CORN=Com,Yel,Gr; SB=Soybeans,Com,Gr
 MILO=Sorgh,grs,gr; SRW=Wheat,srw,gr;
 O=Oats,spr,fg; ALF=Alfalfa,fg;
 CLOVR=Clovr,red,fg; CCM=Covrc,mix,co;
 CCC=Covrc,ceg,co; CCB=Covrc,bob,co;
 CCL=Covrc,lum,co; FG=Mixfg,igs,fg;
 GZ=Mixfg,igs,gz; LS=Mixfg,igs,ls
 *Unless notated on Map

1:4,910

Program Year: 2024

Created: 3/5/2024

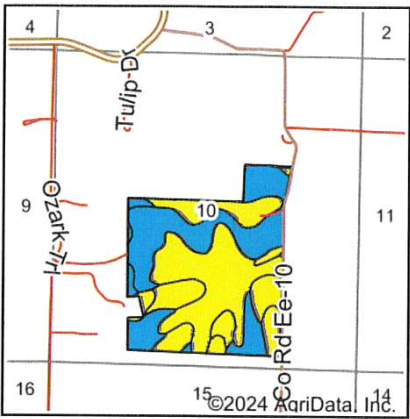
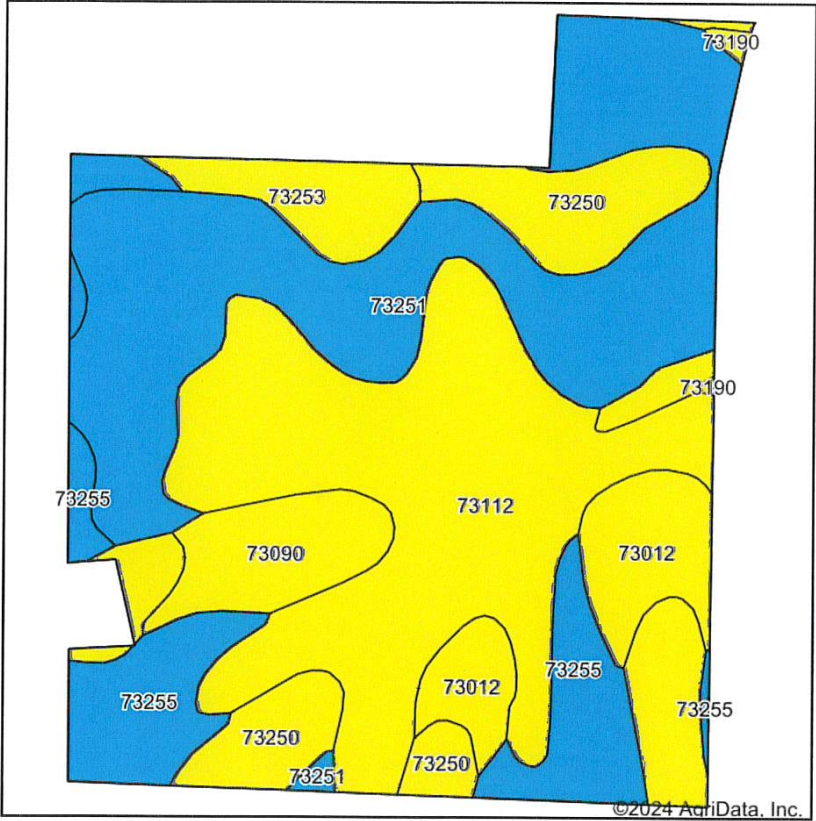
Flown: 2022-6-21

- clu
- crp
- plss

**Farm 3124
Tract 2946**



Soils Map



State: Missouri
County: Miller
Location: 10-38N-13W
Township: Richwoods
Acres: 172.86
Date: 6/18/2024

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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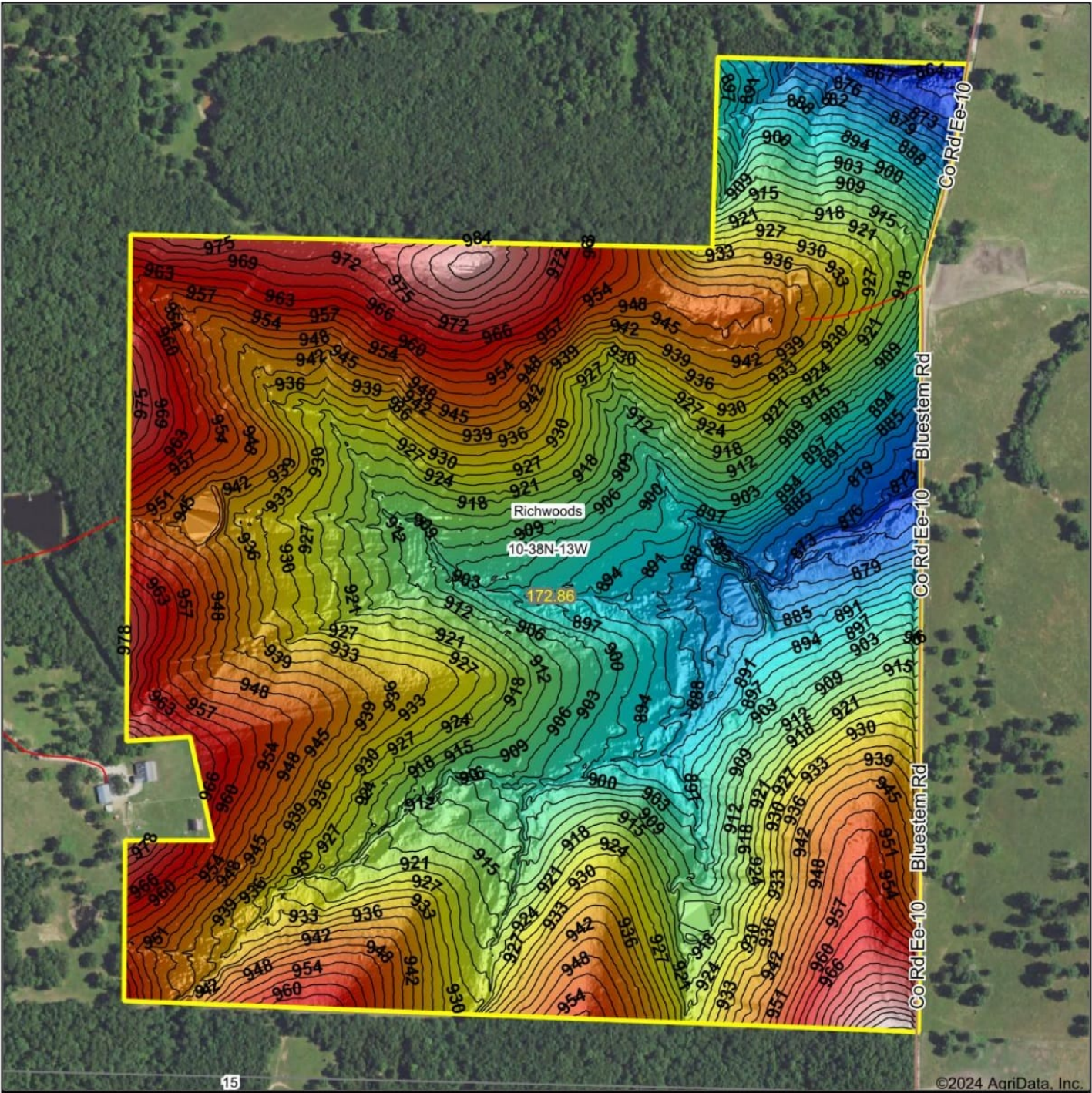


Soils data provided by USDA and NRCS.

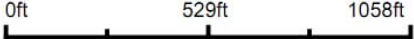
Area Symbol: MO131, Soil Area Version: 27												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Improved bermudagrass AUM	Oats Bu	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Soybeans
73112	Gunlock silt loam, 3 to 8 percent slopes	51.71	29.9%		IIle							58
73251	Gatewood-Moko complex, 8 to 20 percent slopes, very stony	49.88	28.9%		VIIs							16
73255	Ocie very gravelly silt loam, 15 to 35 percent slopes, extremely stony	19.96	11.5%		VIle							15
73250	Gatewood-Moko complex, 3 to 8 percent slopes, very stony	15.20	8.8%		IIIs							17
73253	Ocie gravelly silt loam, 3 to 8 percent slopes	14.03	8.1%		IIle					3.5		32
73012	Gravois silt loam, 3 to 8 percent slopes	11.36	6.6%		IIIs							39
73090	Useful silt loam, 3 to 8 percent slopes	8.46	4.9%		IIle							53
76008	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded	1.84	1.1%		IIIW							55
73190	Winnipeg silt loam, 3 to 8 percent slopes, eroded	0.42	0.2%		IIle	75	7.5	60	25	7.5	45	59

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 3
Min: 860.0
Max: 997.9
Range: 137.9
Average: 927.6
Standard Deviation: 26.12 ft



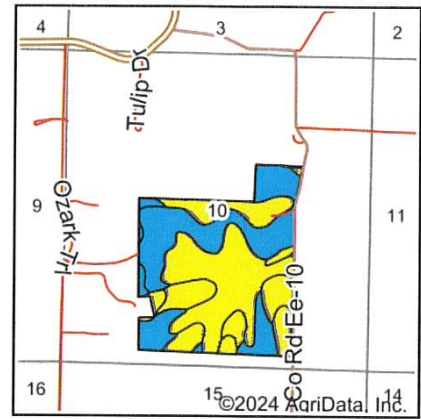
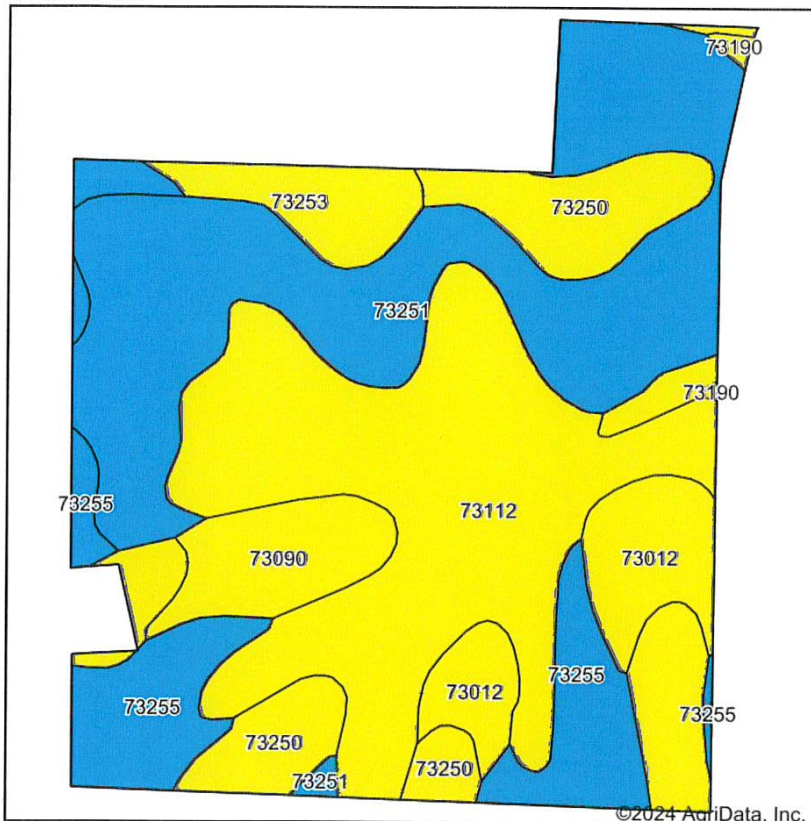
10-38N-13W
Miller County
Missouri

Boundary Center: 38° 2' 22, -92° 20' 29.13

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils Map



State: **Missouri**
 County: **Miller**
 Location: **10-38N-13W**
 Township: **Richwoods**
 Acres: **172.86**
 Date: **6/18/2024**

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MO131, Soil Area Version: 27

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Soils data provided by USDA and NRCS.

Shackleford Insurance Agency Inc. &

573-793-2412

Zink Real Estate Co., Inc.

573-793-2463



Shackleford Insurance Agency

ALL FORMS OF INSURANCE

P.O. BOX 157

IBERIA, MISSOURI 65486



Jeff Zink
Audrey Wilson

ZINK

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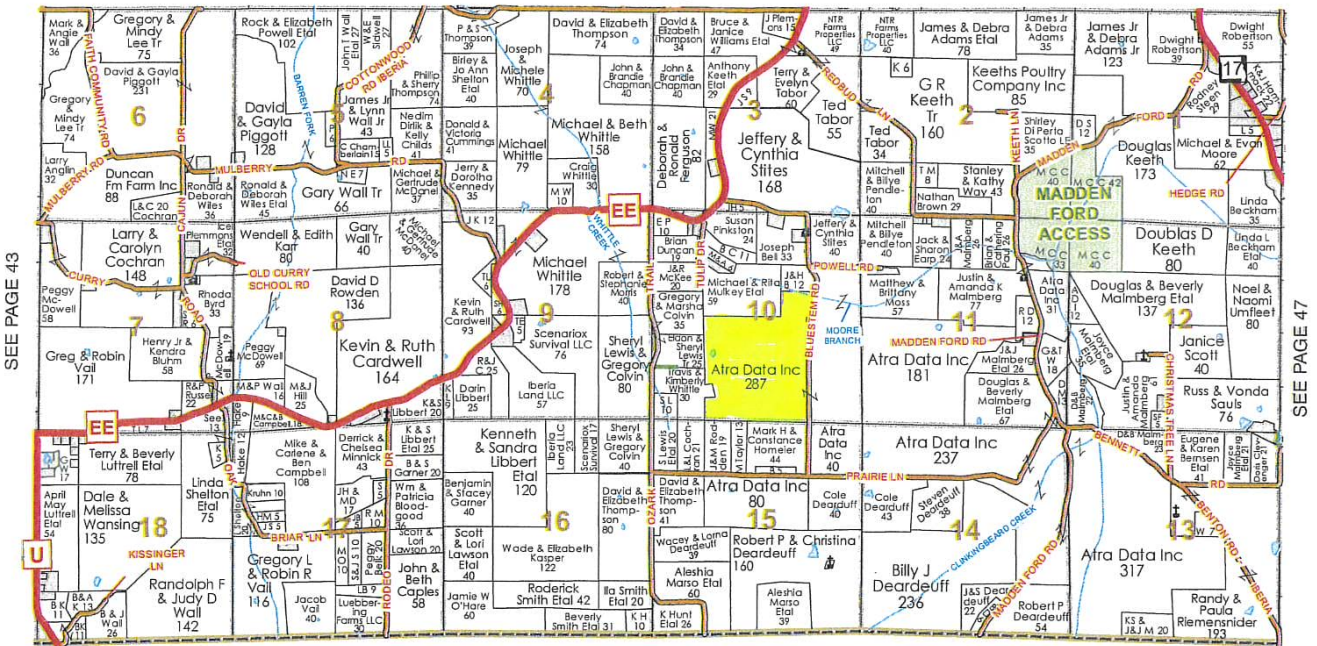
Richwoods (SW)

0 0.25 0.5 1 Miles

Township 38N - Range 13W

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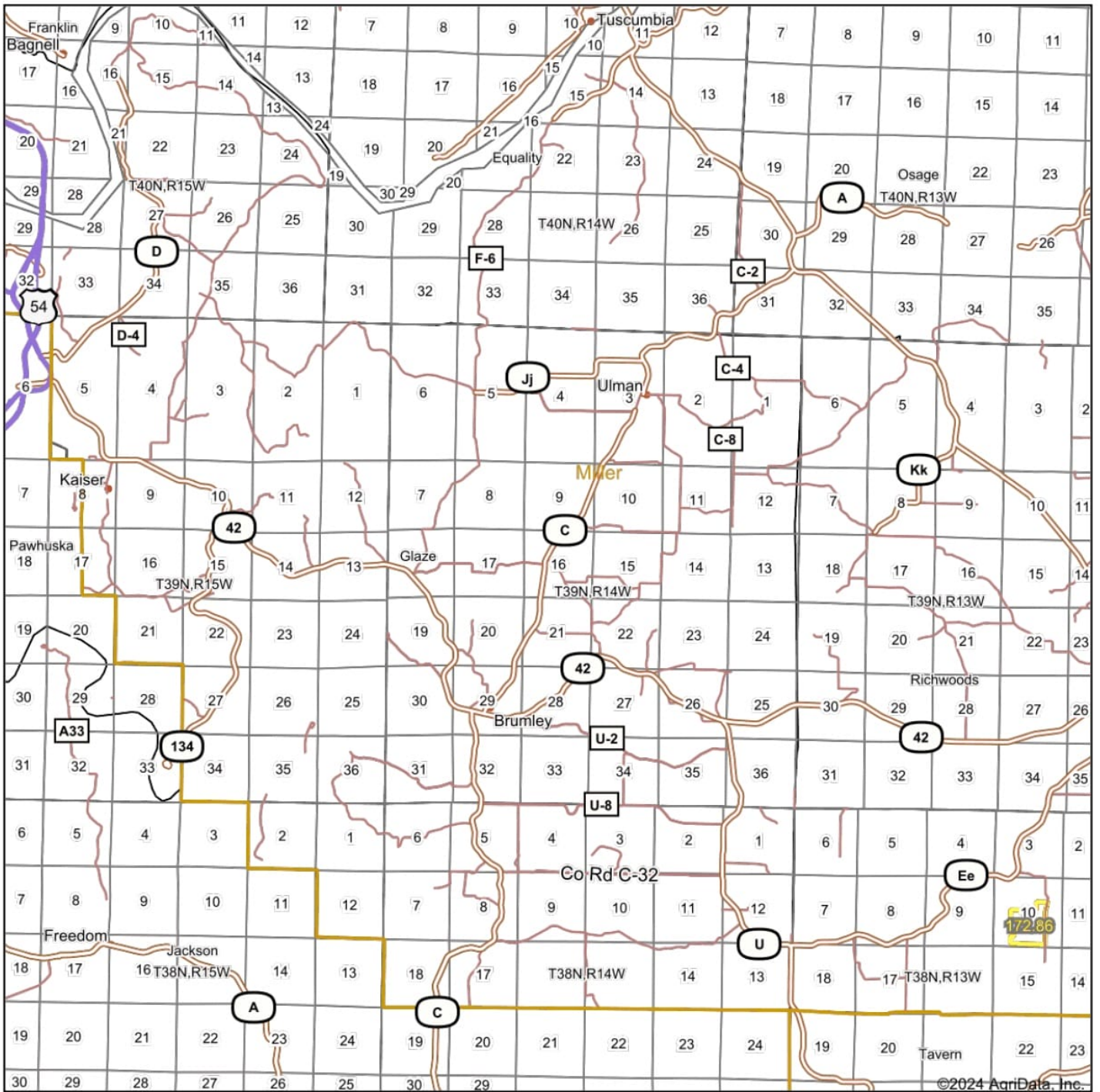
SEE PAGE 39



PULASKI COUNTY



Overview Map



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Map Center: 38° 7' 12.97, -92° 28' 14.47

0mi 2.3mi 4.6mi

Maps Provided By:
 **surety**
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