



MISSOURI Land & Farm

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**194.8 Acre – Randolph Co. – Prime
Hunting and Investment Property!!**
Co Road 1270 and 1275

Randolph County

\$1,168,800



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



Prime Hunting and Investment Property in Randolph County, Missouri

Located in the heart of one of Missouri's most sought-after hunting regions, this exceptional property offers a rare blend of recreational and income-producing opportunities. Situated along the East Fork of the Little Chariton River, the farm features fertile bottom-lands that are not only ideal for agriculture but also serve as an exceptional wildlife habitat.

This area is well known for its abundant population of whitetail deer, and the property provides a natural travel corridor that enhances movement and visibility during hunting season. It also offers excellent turkey habitat, with multiple areas for roosting and strutting, making it a destination for spring turkey hunters. Additionally, the farm presents exciting potential for developing wetlands and attracting waterfowl, further increasing its recreational value.

Of the total acreage, 128 acres are tillable and currently leased at \$240 per acre, generating a steady annual income of \$30,720. For landowners not interested in hunting, the property could easily be leased to hunters for an estimated \$5,000 per year, bringing the total annual income to \$35,720. This translates to an attractive 3.1% return on investment (ROI).

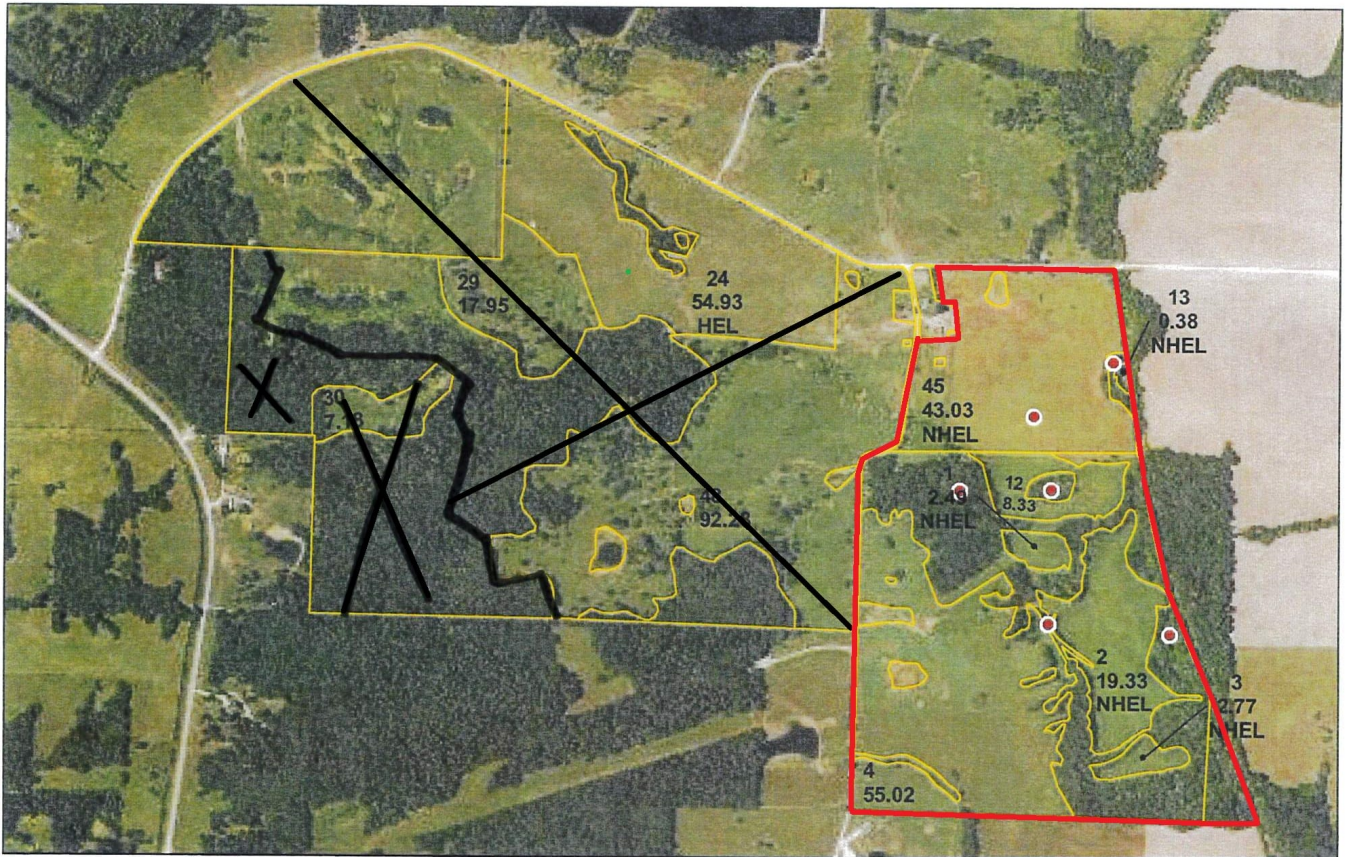
A particularly appealing feature is the secluded bottom-land in the southeast corner, which appears to be a high-traffic area for wildlife—an ideal location for a tree-stand or ground blind.

Whether you're an avid hunter, investor, or someone looking for a quiet rural escape with proven income, this Randolph County gem offers a compelling opportunity.

For more information or to schedule a private tour, contact:

Jeff Quinn

? Call or Text: (660) 734-3925



crp
clu

Farm 6342
Tract 10326

SB=Soybeans-COM-GR, DCSB=Double Crop SB
C=Corn-Yel-GR, Wht=Wheat-SRW-GR
Milo=Gr Sorghum-GR-GR, Hay=Grass-FTA-Fg
Gz=Grass-FTA-Gz, Ls=Grass-FTA-Left Stand
ALF=Alfalfa-None-Fg, Oats=Oats-SPR-Fg
ALF Mix=Mixed Fg-AGM-Fg, FP=Food Plot
Clover=Clover-Red-Fg
Mixed IGS or LGM=Mixed Fg LGM or IGS
*Unless noted on Map

Randolph Co. FSA

Program Year: 2023

Created: 4/25/2023

Flown: 2022-6-20

All Measurements are
For FSA Programs Only

1:10,900

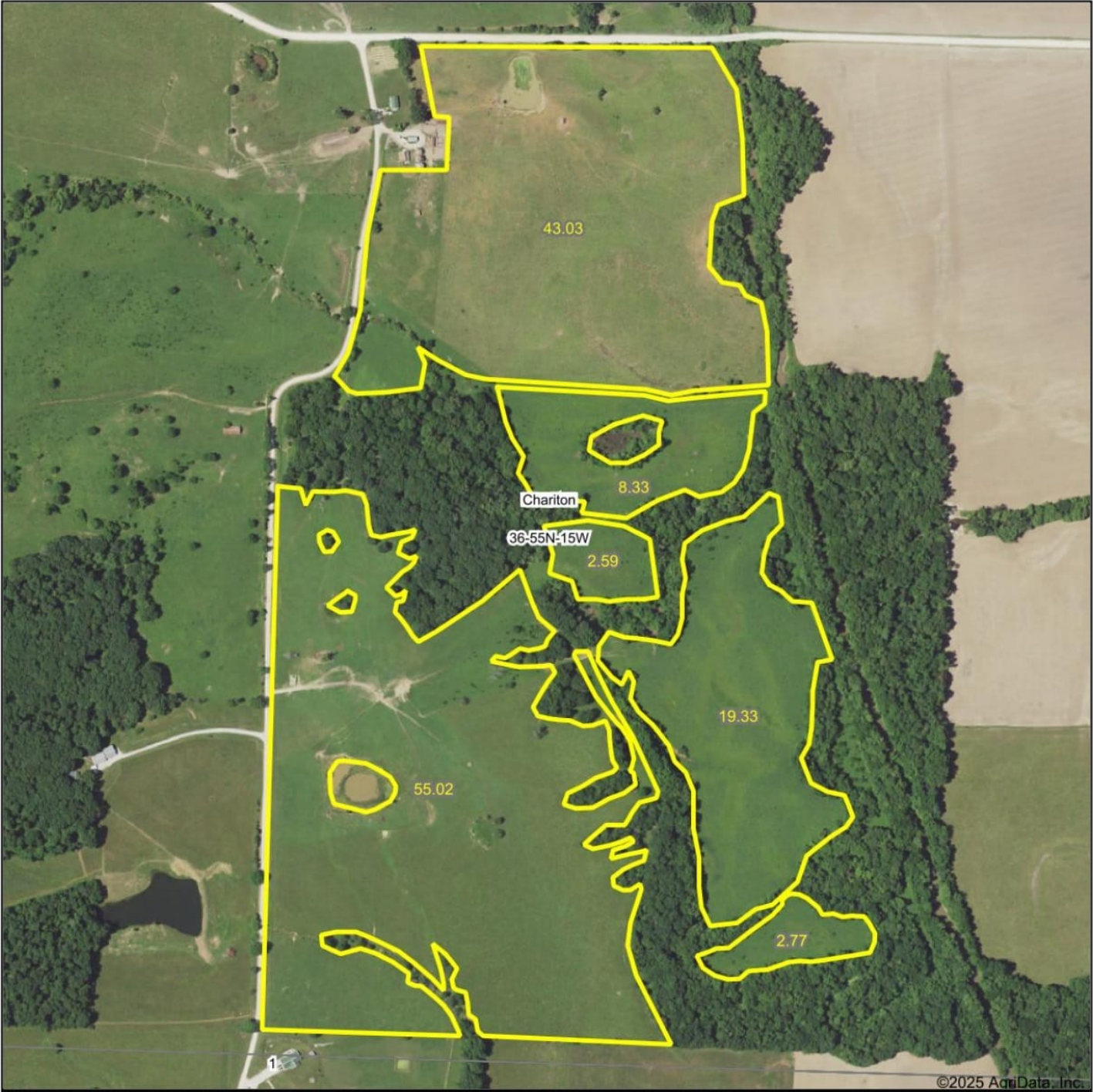
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



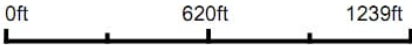
Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Aerial Map



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Boundary Center: 39° 31' 8.1, -92° 32' 34.18



Maps Provided By:
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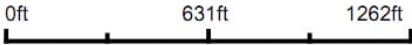
36-55N-15W
Randolph County
Missouri

4/23/2025

Aerial Map



Map Center: 39° 31' 8.09, -92° 32' 30.93

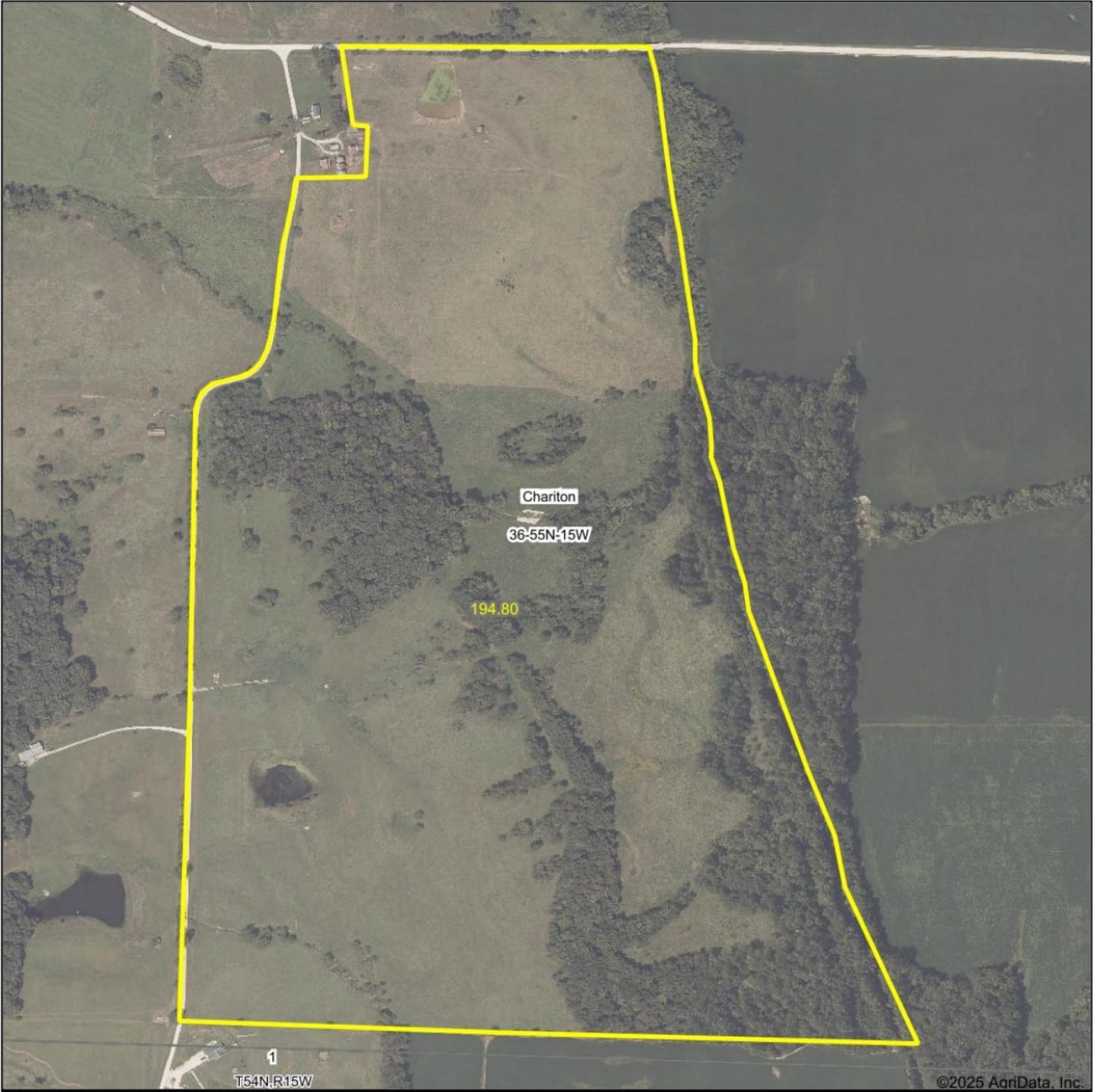


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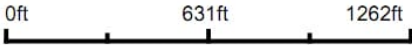
36-55N-15W
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4/23/2025

Aerial Map



Map Center: 39° 31' 8.09, -92° 32' 30.93

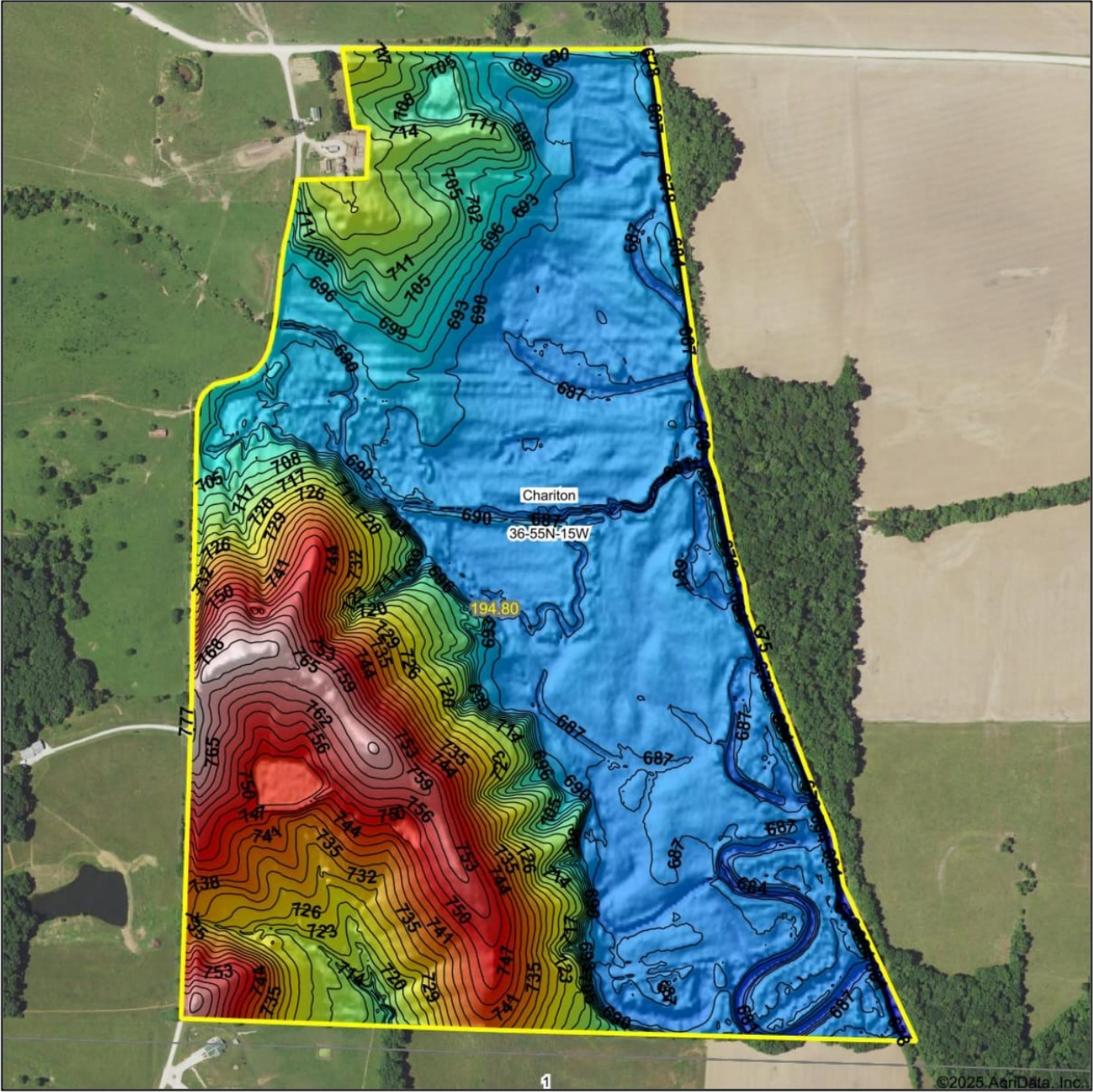


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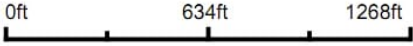
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Topography Hillshade



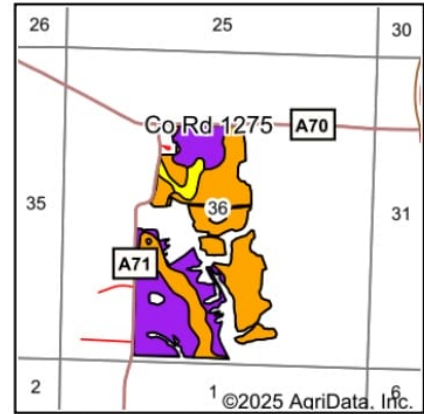
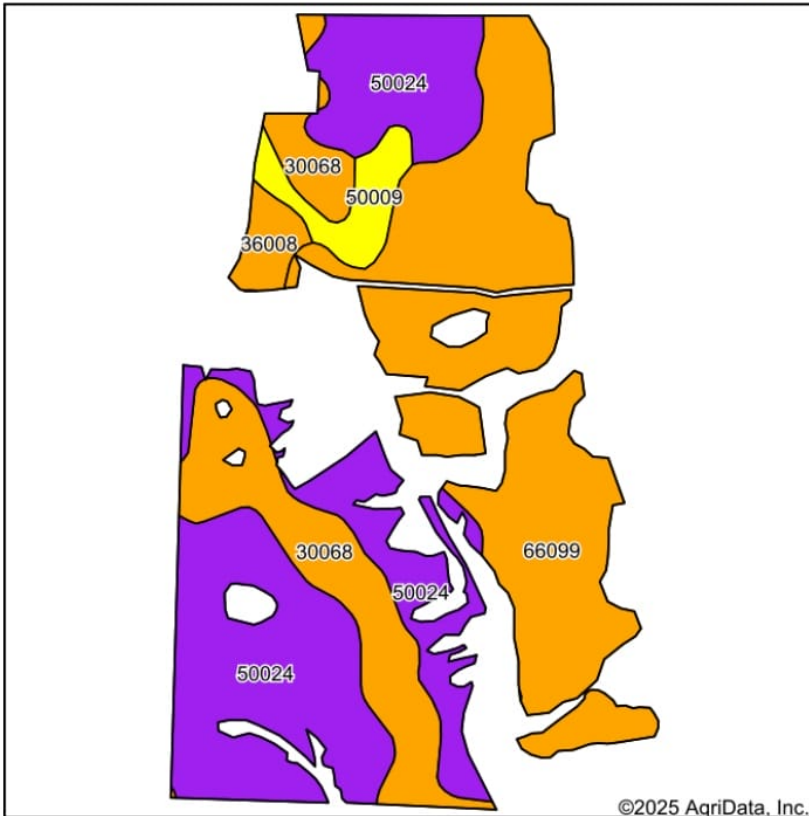
Source: USGS 3 meter dem
Interval(ft): 3
Min: 673.5
Max: 775.2
Range: 101.7
Average: 707.3
Standard Deviation: 25.16 ft



36-55N-15W
Randolph County
Missouri

Boundary Center: 39° 31' 8.09, -92° 32' 30.93

Soils Map



State: **Missouri**
 County: **Randolph**
 Location: **36-55N-15W**
 Township: **Chariton**
 Acres: **131.07**
 Date: **4/23/2025**

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MO175, Soil Area Version: 25														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
66099	Piopolis silty clay loam, 0 to 2 percent slopes, frequently flooded	51.08	39.0%		IIIw			7		6		7	9	46
50024	Gosport silt loam, 14 to 30 percent slopes, eroded	50.96	38.9%		VIe	4	6	4	7	5	2	5	6	24
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	20.96	16.0%		IIIe	5	7	6		7		6	7	56
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	5.13	3.9%		IVe									46
36008	Bremer silt loam, 0 to 2 percent slopes, rarely flooded	2.94	2.2%		IIIw			8		7		8	8	69
Weighted Average					4.21	2.4	3.5	5.4	2.7	5.6	0.8	5.8	7.1	*n 39.6

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

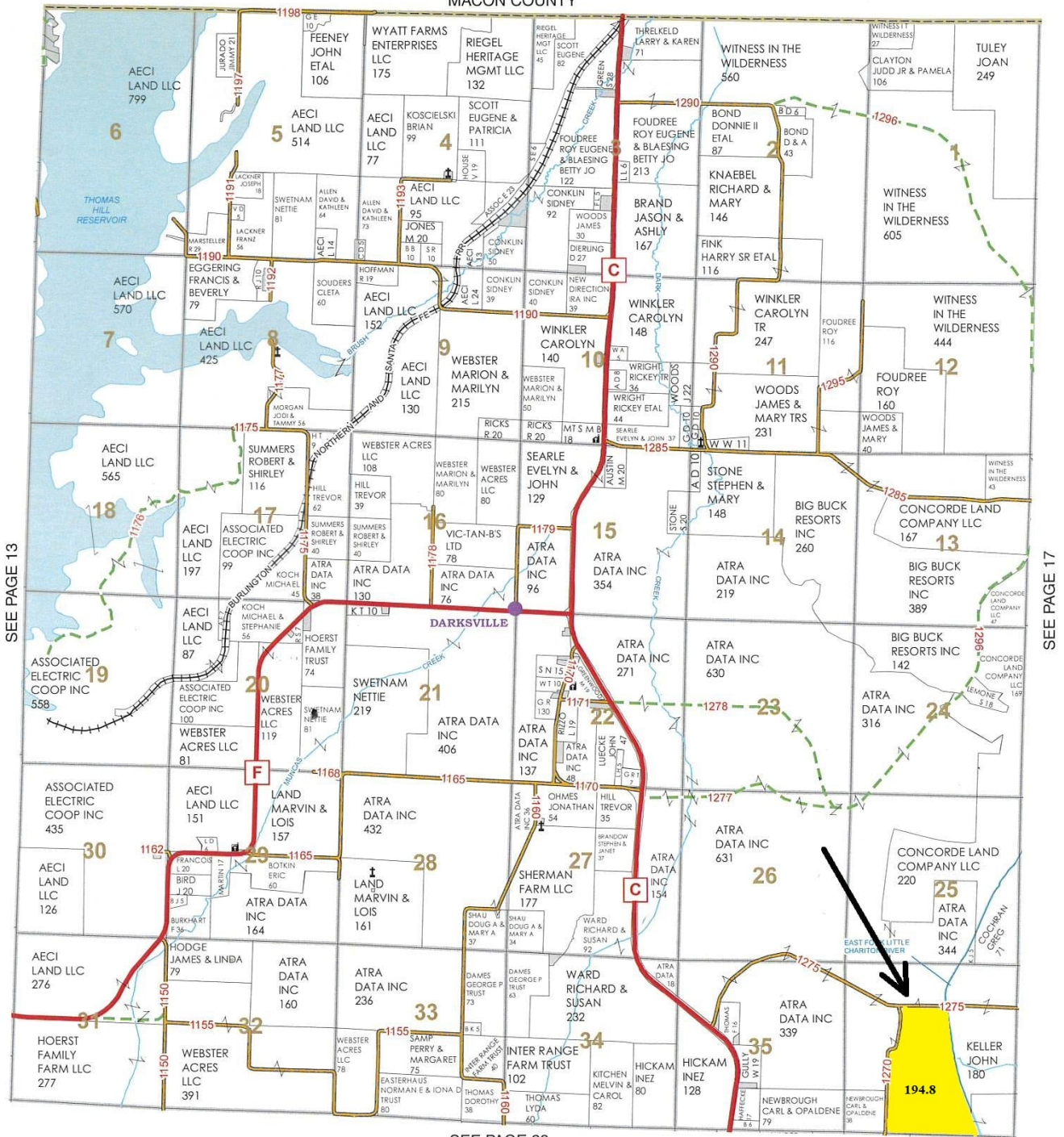
*c: Using Capabilities Class Dominant Condition Aggregation Method



Township 55N - Range 15W

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MACON COUNTY



SEE PAGE 23