



MISSOURI Land & Farm

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

200 Acre Sportsman's Paradise w/Income County Road 332, Stoutsville, MO 65283

Monroe County

\$1,400,000



CONTACT:

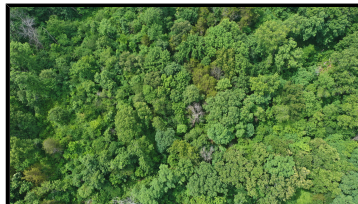


JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



This 200 acres is situated in close proximity to the famous Mark Twain lake. It is joined on 2 sides by Corp of Engineers land which is open to hunting also. This added luxury will allow for even more room and hunting. This farm is exactly the top of farm I would be looking for. Secluded on a dead end road with great hunting an income. Little pressure around you and no road traffic. There is no doubt that this farm would offer the sportsman great opportunities at Whitetails and Turkeys. Several spots caught my eye immediately as great places for the addition of tower blinds. 1 in particular that would be my immediate go to.

In addition this farm has a great pond with a hydrant below. It would make great place to camp or build while also enjoying the day on Mark Twain Lake.

The farm was cleaned up in 2021 and FSA now shows 115.41 acres open. It also currently has a farmer in place for a total of \$24,000 yearly. There are also several new terraces.

The hunting should be excellent however if your not a hunter we can get a 3 year lease for \$6500 per year to bring the total income to \$30,500.

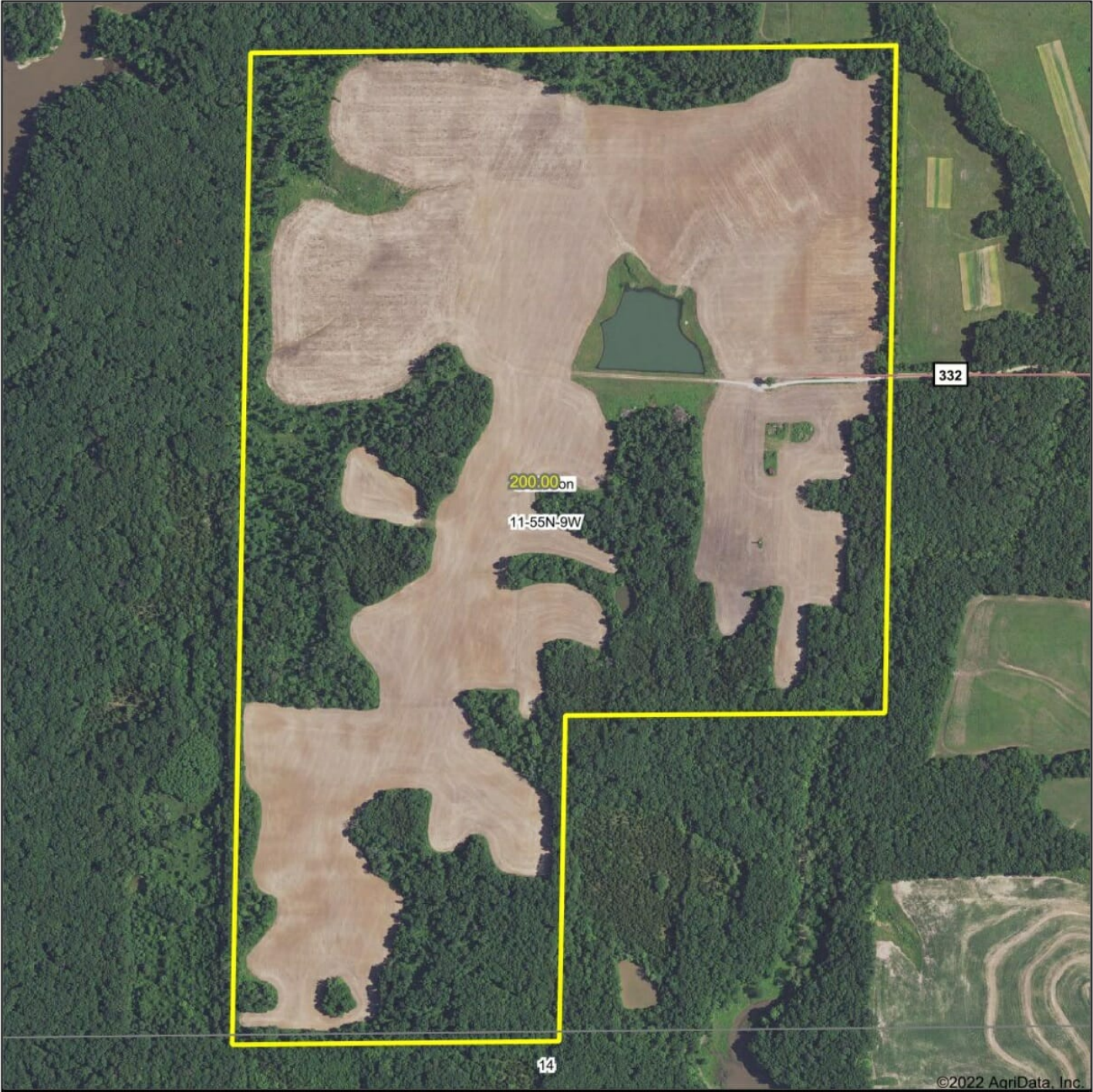
Owner would entertain selling the south 120 acres first.

For more information call, text or email Jeff Quinn today at 660-734-3925

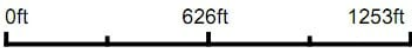
S-11-T55N-R09W



Aerial Map



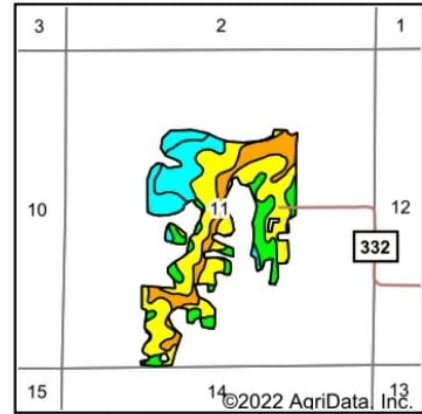
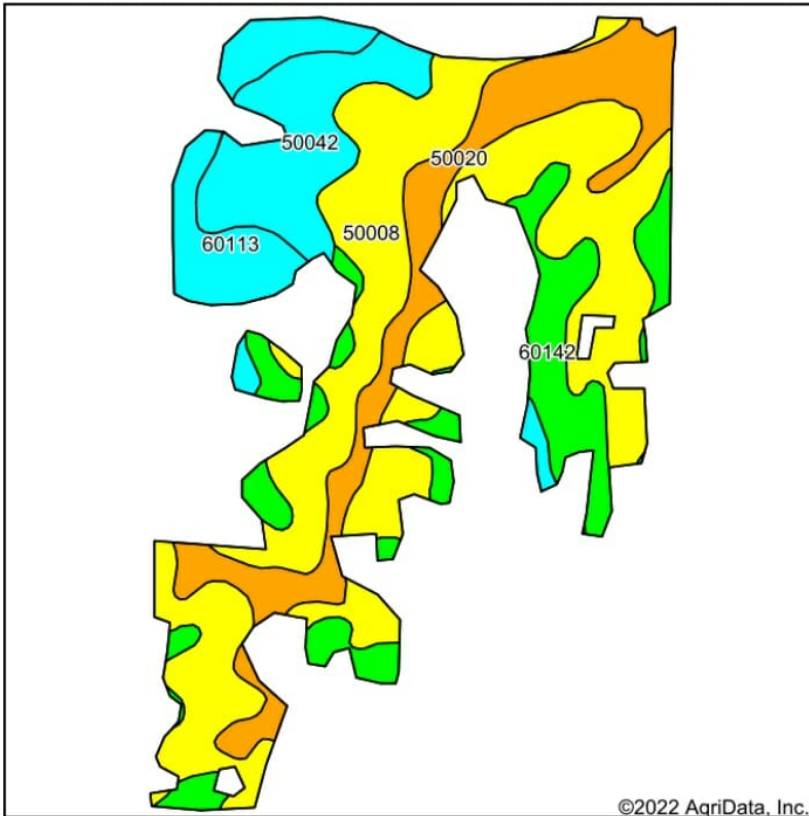
Map Center: 39° 33' 42.57, -91° 52' 44.01



11-55N-9W
Monroe County
Missouri



Soils Map



State: **Missouri**
 County: **Monroe**
 Location: **11-55N-9W**
 Township: **Jefferson**
 Acres: **115.41**
 Date: **7/5/2022**

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

Area Symbol: MO137, Soil Area Version: 22												
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
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	52.62	45.6%		IIIe							49
50020	Calwoods silt loam, 2 to 5 percent slopes	20.29	17.6%		Ile	5	8		7	8	7	58
60142	Keswick loam, 9 to 14 percent slopes, eroded	18.10	15.7%		IVe							38
50042	Lindley loam, 20 to 35 percent slopes, eroded	13.31	11.5%		VIe							33
60113	Goss gravelly silt loam, 20 to 30 percent slopes	11.09	9.6%		VIe	4	7		5	6	5	6
Weighted Average					3.62	1.3	2.1	1.7	2	1.7	2.1	*n 42.9

*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.

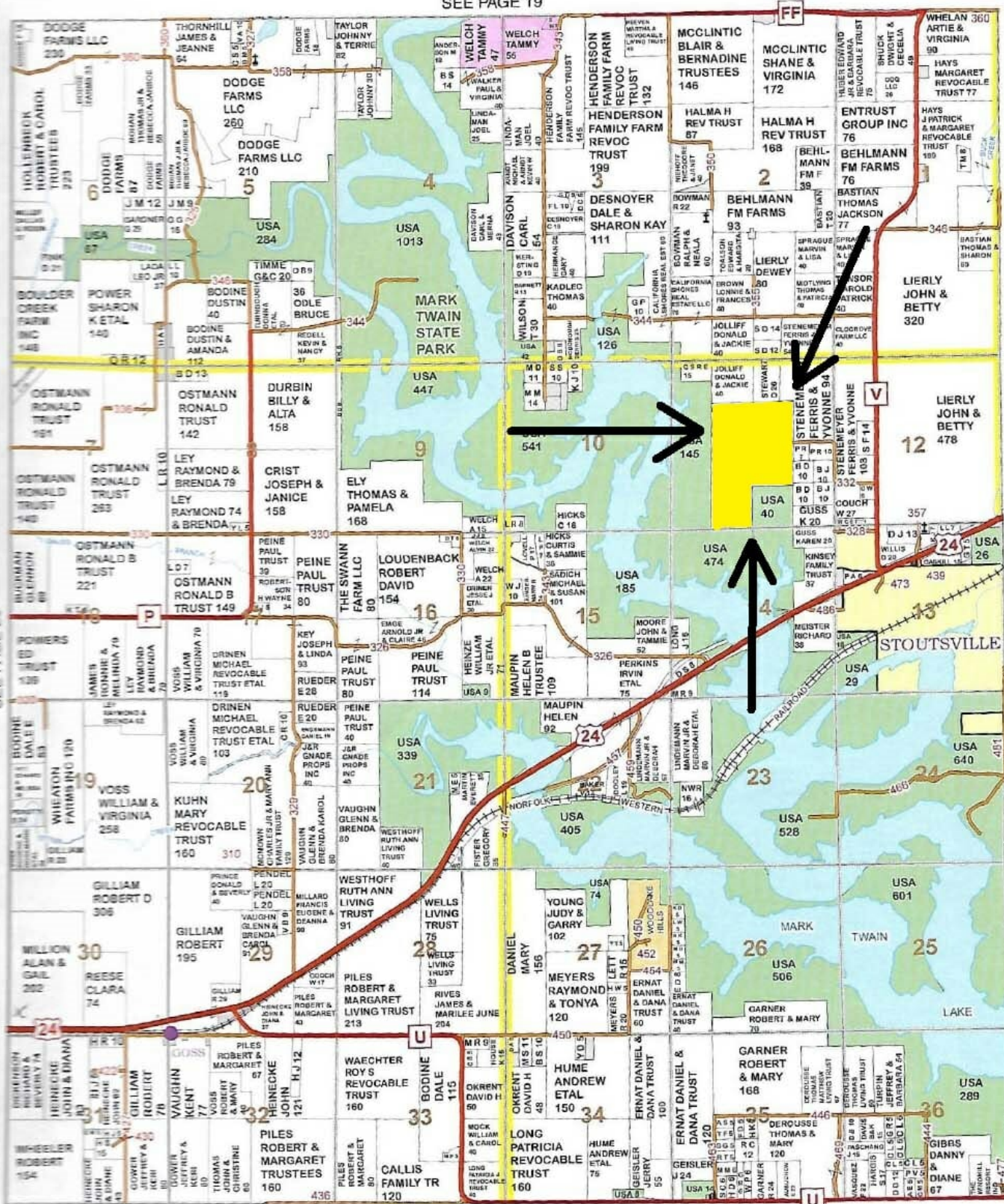


Jackson (NE), Jefferson (NW)
Washington (SE)

Township 55N - Range 9W

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JEFFERSON (NW) Y WASHINGTON (SE)

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JACKSON (NE) Y JEFFERSON (NW)