MISSOURI Land & Farm

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

227.08 Acres of Prime Cattle Ground!!

41 Hwy K Iberia, MO 65486

Miller County

$862,904



CONTACT:



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







227.08 Acres of Prime Cattle Ground in Miller County!!

This easily accessible 227.08-acre property offers a rare combination of open pasture, timber, and a beautiful creek running through it. Situated along Hwy K, this large tract is in pristine condition and well-suited for a variety of agricultural uses, including cattle grazing, hay production, or row cropping.

Turnkey for Livestock

The level to gently rolling terrain makes it highly functional for farm operations. The timbered areas provide natural shelter for livestock and enhance the land's recreational appeal. A year-round creek winding through the heart of the property, provides a reliable water source for livestock and enhancing the land's natural beauty.

Recreational Perks & Income Potential

The highway-front location also offers the perfect build site for a ranch-style home or expanded cattle facilities. Power access and easy road frontage make new construction a straightforward process.

In addition to its ag potential, this property presents an excellent income opportunity by leasing out the hunting rights. With abundant wildlife, the land can bring in approximately $25 per acre—or around $5,600 annually—through hunting leases. Whether you're looking to expand your farm operation, invest in income-producing land, or enjoy the outdoor lifestyle, this tract offers it all. Utilities are nearby, and the highway frontage makes access easy year-round.

For more information, contact Jeff Quinn (Broker) 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.

Miller Co. FSA

All Fields NI unless noted
CORN=Corn,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

1:7,590

Program Year: 2024
Created: 3/5/2024
Flown: 2022-6-21

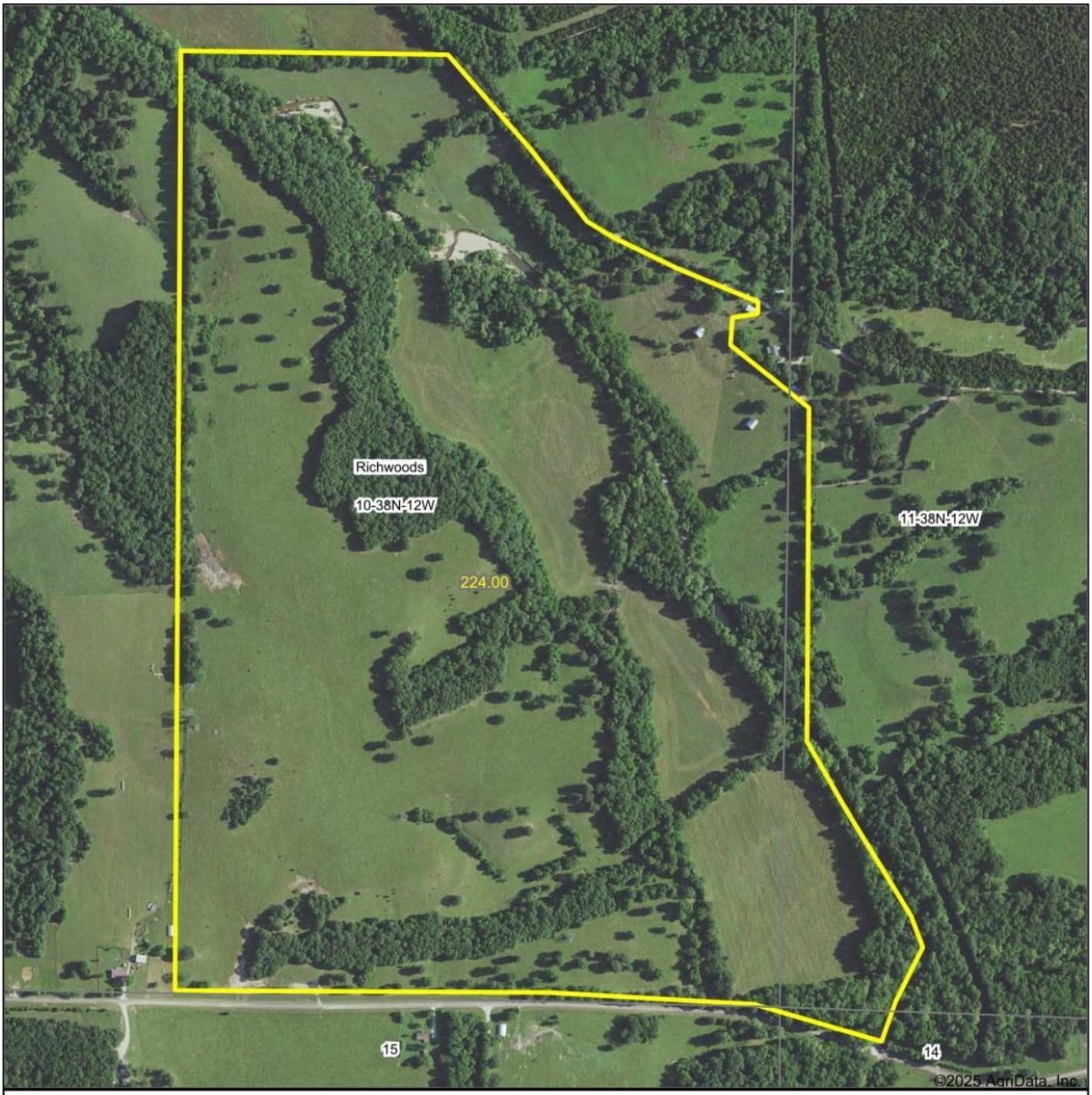
clu
crp
plss

Farm 3623
Tract 2309

FA

FA

Aerial Map



Map Center: 38° 2' 12.92, -92° 13' 30.86

0ft 653ft 1306ft

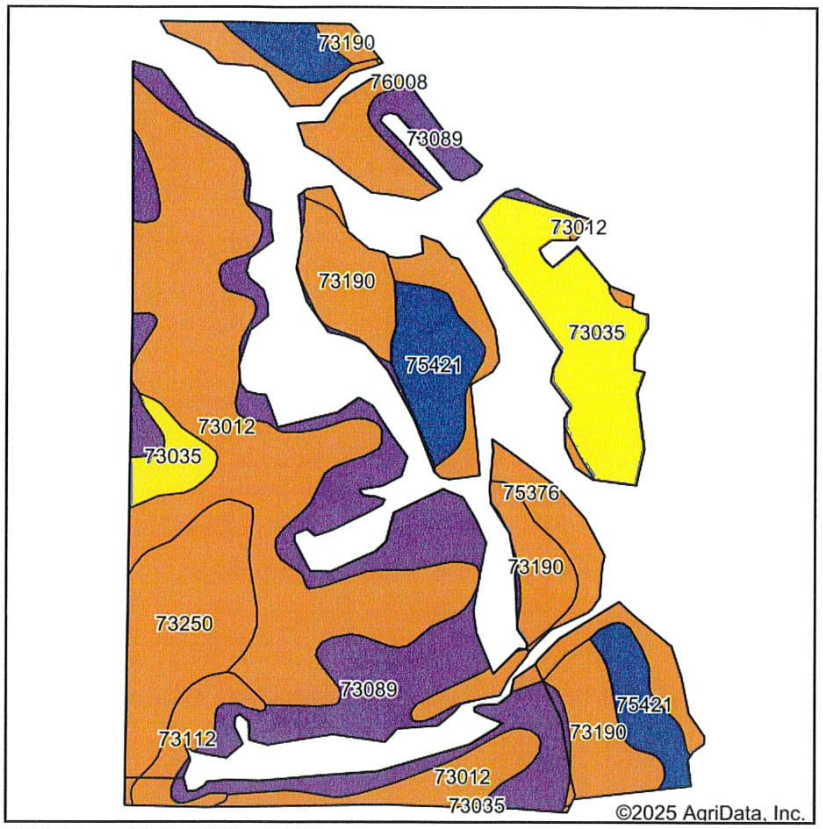
10-38N-12W
Miller County
Missouri

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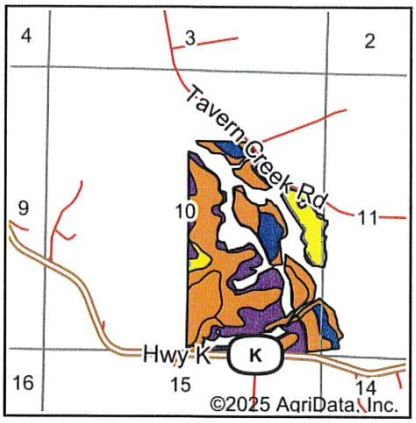
Maps Provided By:
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4/10/2025

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Miller**
Location: **10-38N-12W**
Township: **Richwoods**
Acres: **162.26**
Date: **4/10/2025**

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N W E S

Area Symbol: MO131, Soil Area Version: 29

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	Tall fescue ladino hay Tons	Wheat Bu	Winter wheat Bu	*n NCCPI Soybeans
73012	Gravois silt loam, 3 to 8 percent slopes	44.85	27.5%		IIIs									39
73089	Rueter very gravelly silt loam, 15 to 35 percent slopes, very stony	34.70	21.4%		VIe									2
75376	Cedargap gravelly silt loam, 0 to 2 percent slopes, frequently flooded	19.65	12.1%		IIIw									58
73035	Gravois silt loam, 8 to 15 percent slopes	16.20	10.0%		IVs									38
73190	Winnipeg silt loam, 3 to 8 percent slopes, eroded	16.16	10.0%		IIIe	75	7.5	60	25	7.5		45		59

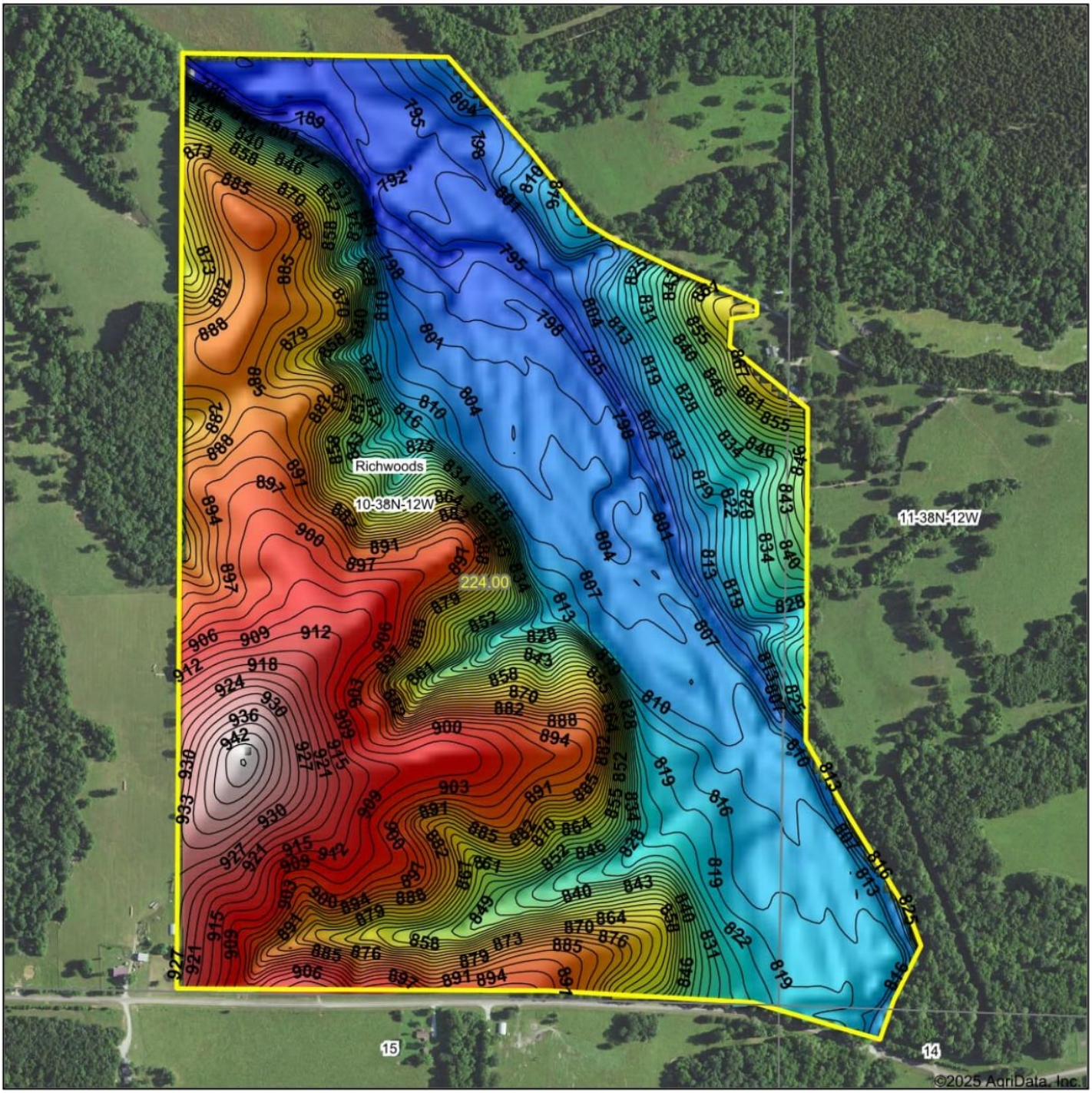
Soils data provided by USDA and NRCS.

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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	Tall fescue ladino hay Tons	Wheat Bu	Winter wheat Bu	*n NCCPI Soybeans
73250	Gatewood-Moko complex, 3 to 8 percent slopes, very stony	13.60	8.4%		IIIs									17
75421	Racket silt loam, 0 to 2 percent slopes, occasionally flooded	13.15	8.1%		IIw				38	8	4		30	67
73112	Gunlock silt loam, 3 to 8 percent slopes	3.82	2.4%		IIIe									58
76008	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded	0.13	0.1%		IIIw									55
			Weighted Average		**3.66**	**7.5**	**0.7**	**6**	**5.6**	**1.4**	**0.3**	**4.5**	**2.4**	***n 36.2**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Low Elevation High

Source:	USGS 10 meter dem
Interval(ft):	3
Min:	782.6
Max:	948.6
Range:	166.0
Average:	851.8
Standard Deviation:	43.47 ft

0ft 656ft 1312ft

N W E S

4/10/2025

10-38N-12W
Miller County
Missouri

Boundary Center: 38° 2' 12.92, -92° 13' 30.86

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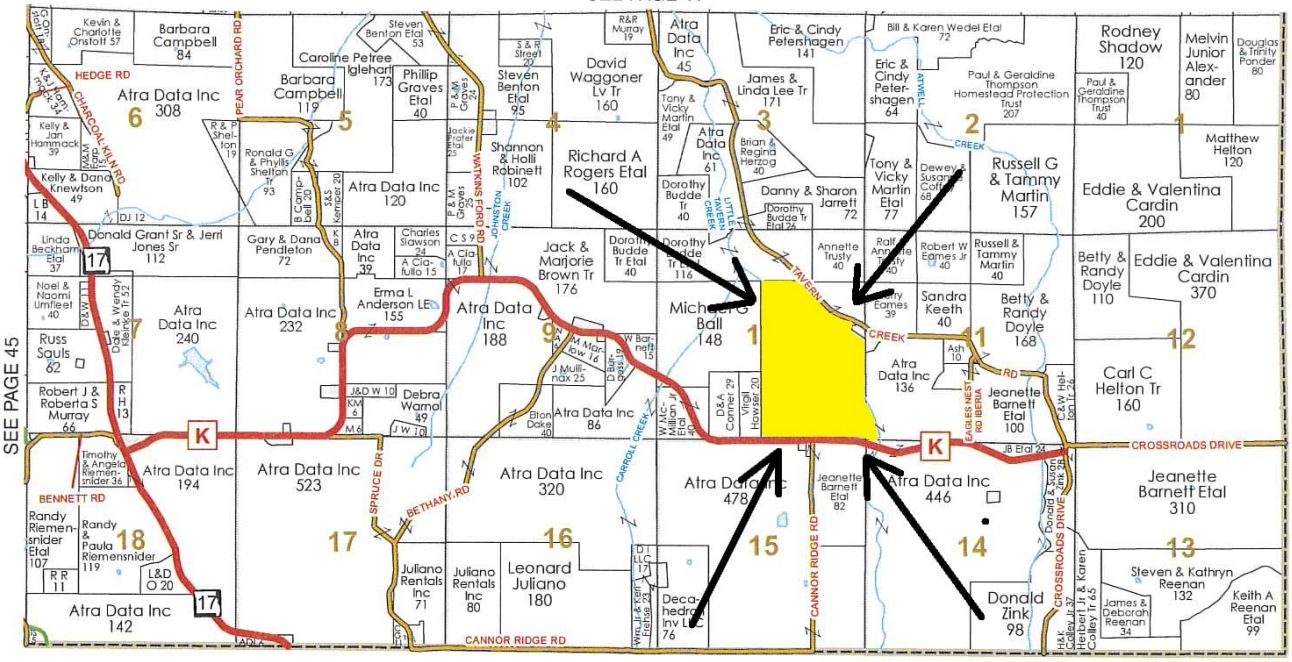
Richwoods (SE)

0 0.25 0.5 1 Miles

Township 38N - Range 12W

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Richwoods (SE)

0 0.25 0.5 1 Miles

Township 38N - Range 12W

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