

# 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







JEFFREY QUINN

Broker

660-734-3925

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#### 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**

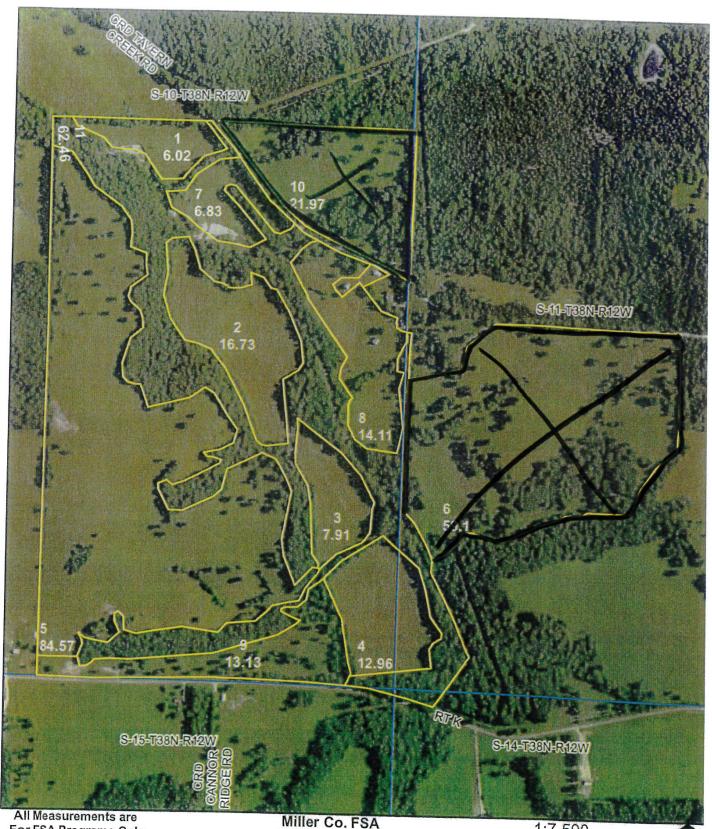
The level to gently rolling terrain makes it highly functional for farm operations. The timbered areas provide natural shelter for livestock and enhance the land's recreational appeal. A year-round creek winding through the heart of the property, provides a reliable water source for livestock and enhancing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



# For FSA Programs Only

#### Wetland Determination Identifiers

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

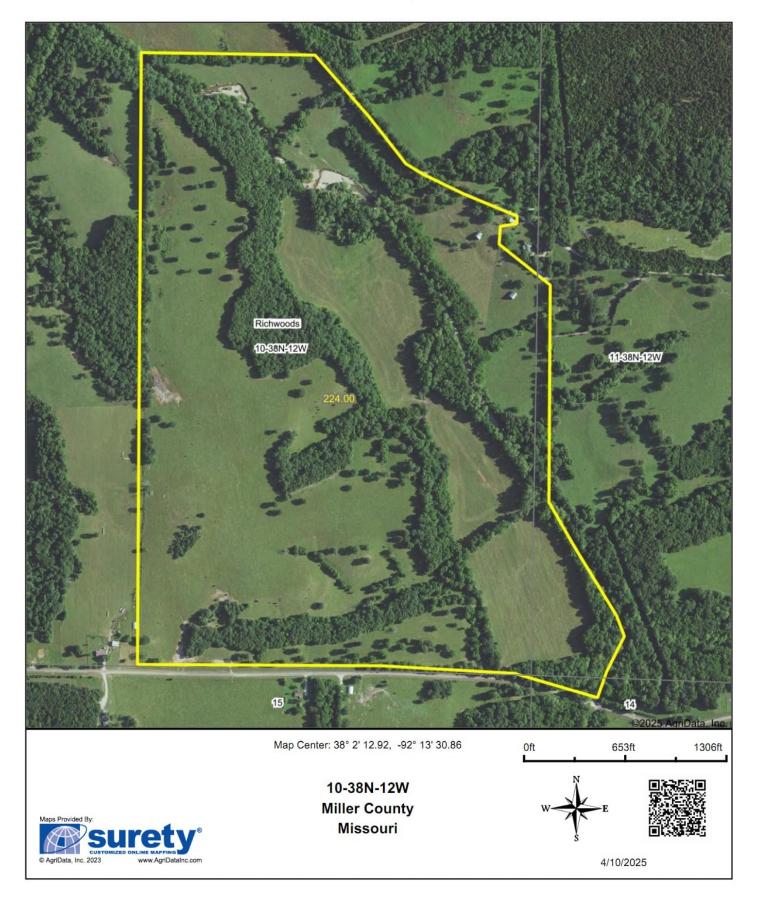
Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area.
Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

#### 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

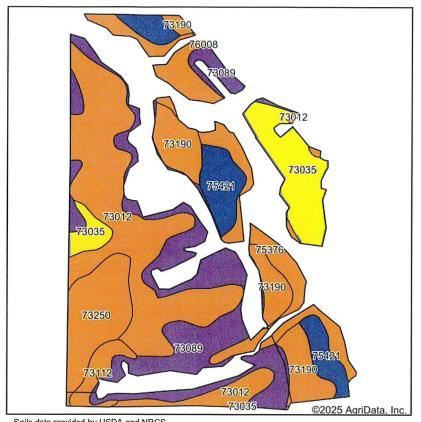
1:7,590 Program Year: 2024 Created: 3/5/2024 Flown: 2022-6-21

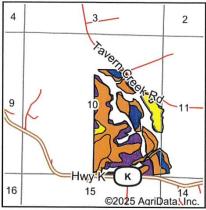


## Aerial Map



#### Soils Map





State: Missouri County: Miller

Location: 10-38N-12W Township: Richwoods Acres: 162.26 Date: 4/10/2025





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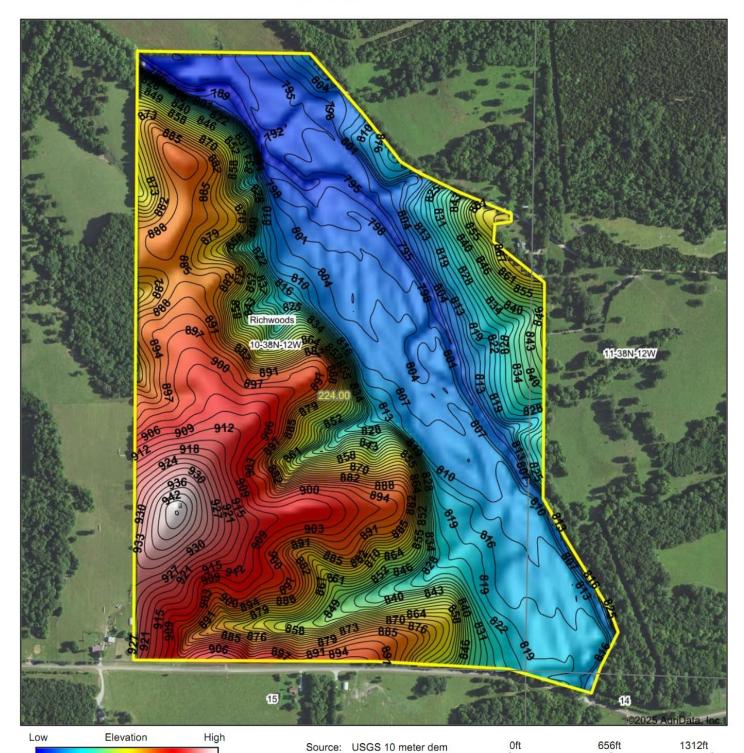
Area S	ymbol: MO131, So	il Area \	Version: 29	9										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Improved bermudagrass AUM	Oats Bu	Soybeans Bu	Tall fescue AUM	Tall fescue ladino hay Tons	Wheat Bu	Winter wheat Bu	*n NCCPI Soybeans
73012	Gravois silt loam, 3 to 8 percent slopes	44.85	27.5%		Ills									39
73089	Rueter very gravelly silt loam, 15 to 35 percent slopes, very stony	34.70	21.4%		Vle									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



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%		llw				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

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

### **Topography Hillshade**



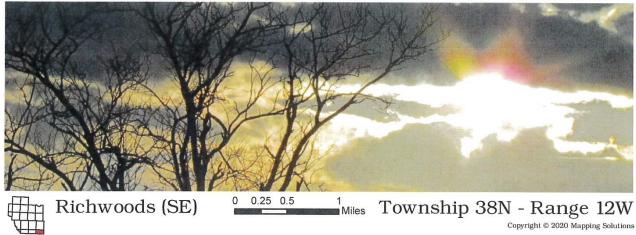


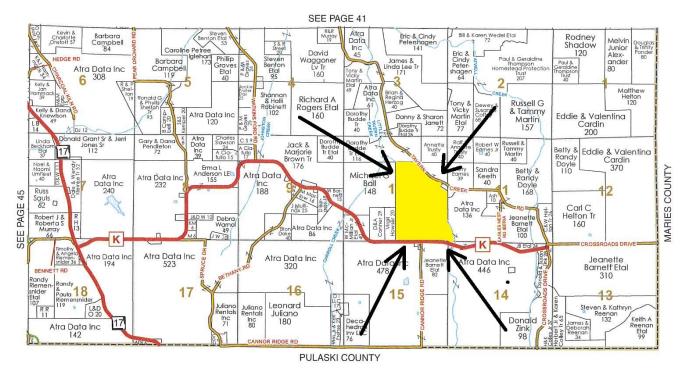
Interval(ft): 3 Min: 782.6 Max: 948.6 Range: 166.0

Average: 851.8 Standard Deviation: 43.47 ft

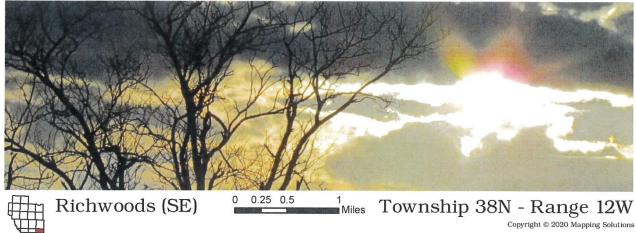


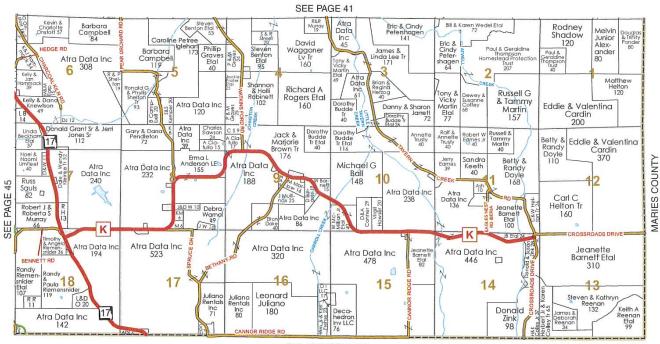
Boundary Center: 38° 2' 12.92, -92° 13' 30.86











PULASKI COUNTY

