



MISSOURI Land & Farm

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

234 Acre Certified Organic Tillable/Hay Farm!! (Offered in 3 Tracts)

Hwy M , Brookfield, MO 64628

Linn County

\$1,325,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

Here is an amazing and rare opportunity to purchase 234 acres of certified organic farm ground. This parcel is offered as one parcel or may be split into separate Tracts!!

Owner is currently farming the 160 acres tract which includes all of the bottom ground with cover crops and organic soybeans. The current owner states that he is currently farming approximately 135 acres in this tract. This tract is made up almost entirely of bottom ground. The only exception is 9 acres in the Southwest Corner. The owner would sell this tract separately for \$992,000.

The 74 acre of hill ground is also certified organic and currently in hay production. The hill sides were previously farmed to kill out the Fescue and replanted to Brome hay. This tract could be utilized as is or converted back to farmland. It would make a great place to build a house or houses with great views. This tract is also for sale individually for \$333,000.

This is an amazing area for wildlife well known for Big Whitetails, and Wild Turkey's. This could bring in around \$3000 in additional income for a hunting lease.

More Pics and Drone Footage coming soon.

For more information call, text, or email Jeff Quinn 1-660-734-3925

Taxes: \$787.91



**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.

Linn Co. FSA

C=Com-YEL-GR SB=Soybean-COM-GR
 SRW=Wheat-SRW-GR Milo=Sorgh-GRS-GR
 FG=grass or mixfg-fg CCC=covrc-cereals
 ALF-alfalfa-fg GZ=grass or mixfg-gz
 F=failed PP=prevent plant
 DC=double crop LS=left standing
 All fields are NI non-irrigated*
 *Unless notated on Map

1:6,330

Program Year: 20__

Created: 12/17/2021

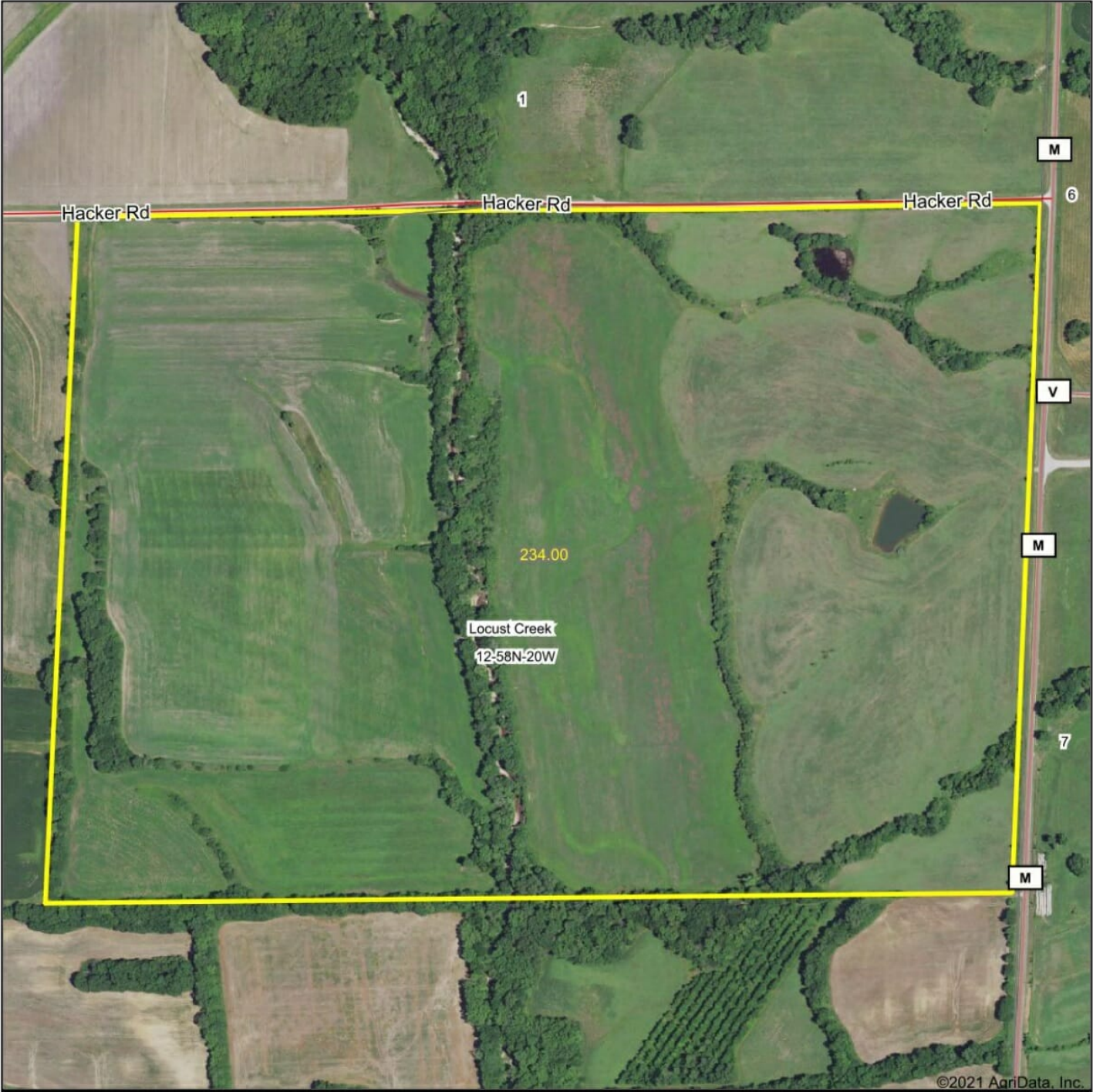
Flown: 2016-06-09

- clu
- crp
- plss

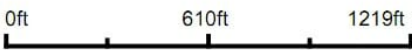
**Farm 6002
Tract 1123**



Aerial Map



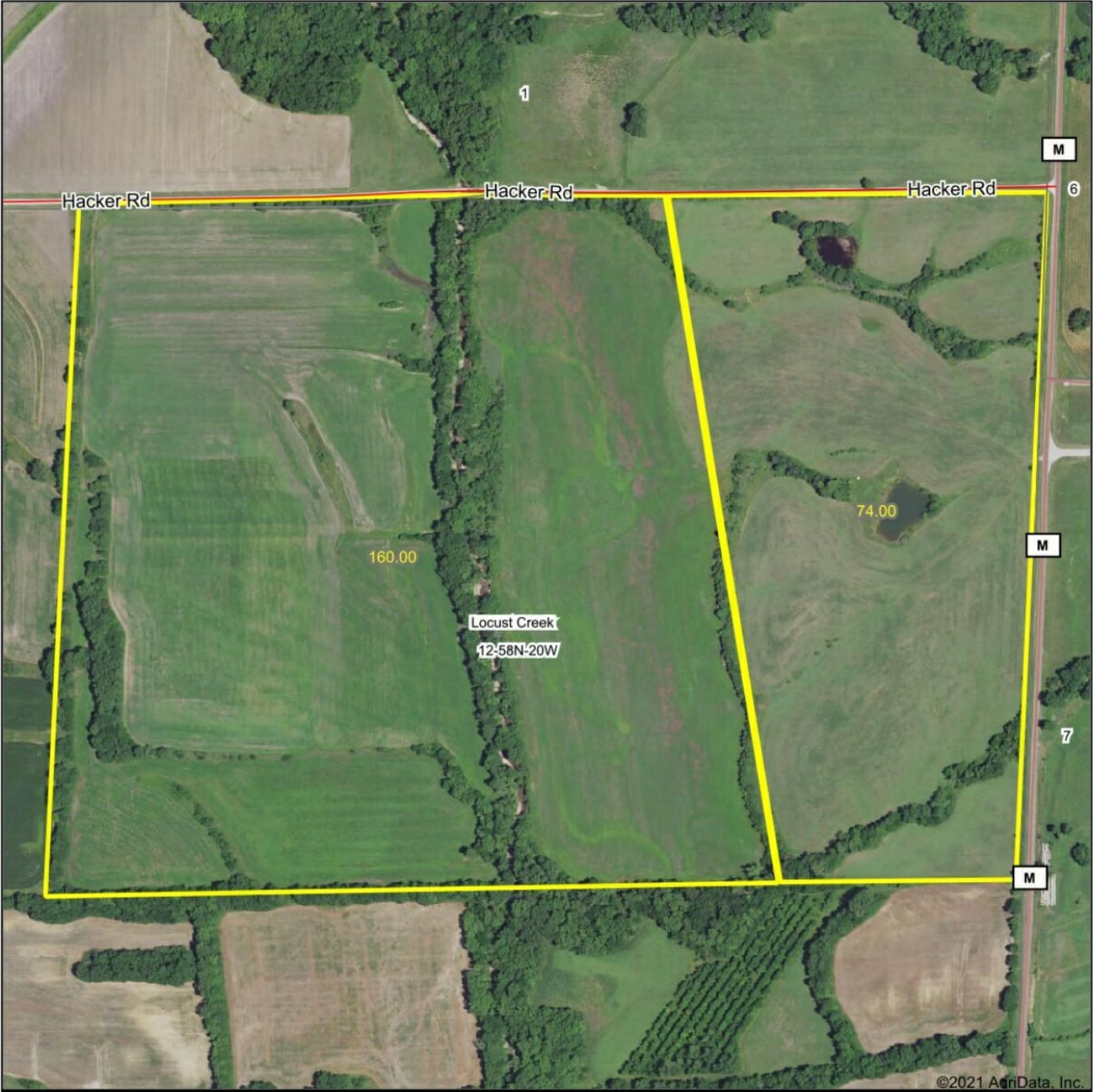
Map Center: 39° 52' 1.09, -93° 4' 56.14



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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12-58N-20W
Linn County
Missouri

Aerial Map



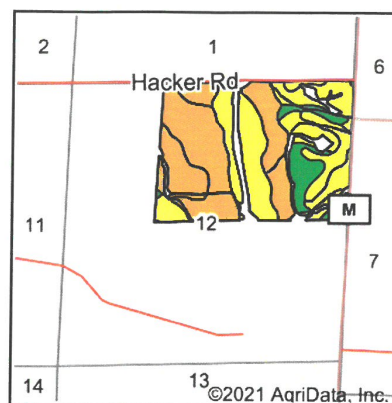
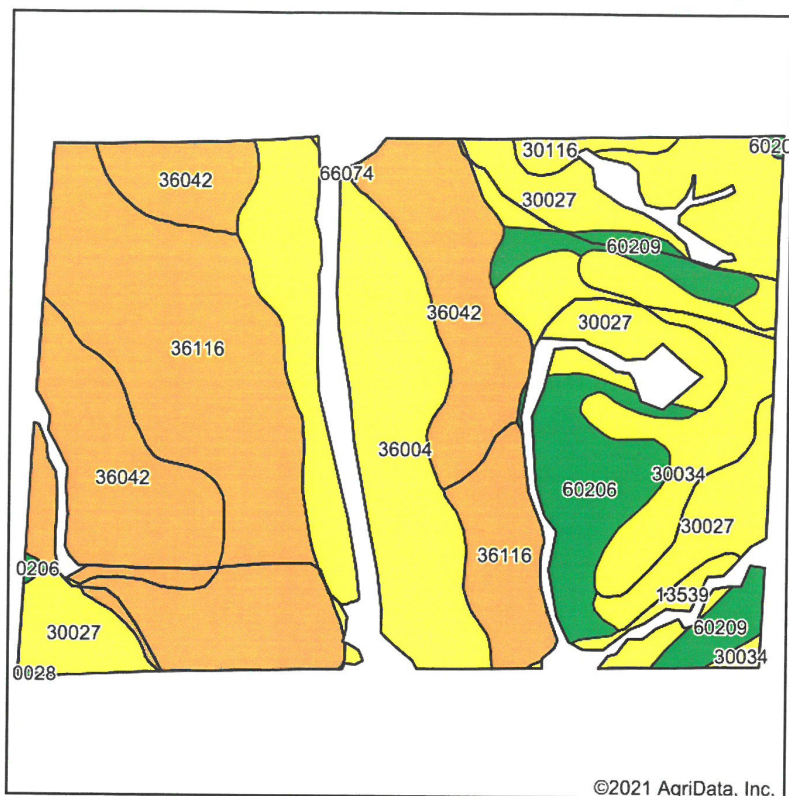
Map Center: 39° 52' 0.66, -93° 4' 56.3

0ft 608ft 1216ft

12-58N-20W
Linn County
Missouri



Soils Map



State: **Missouri**
 County: **Linn**
 Location: **12-58N-20W**
 Township: **Locust Creek**
 Acres: **214.17**
 Date: **12/21/2021**

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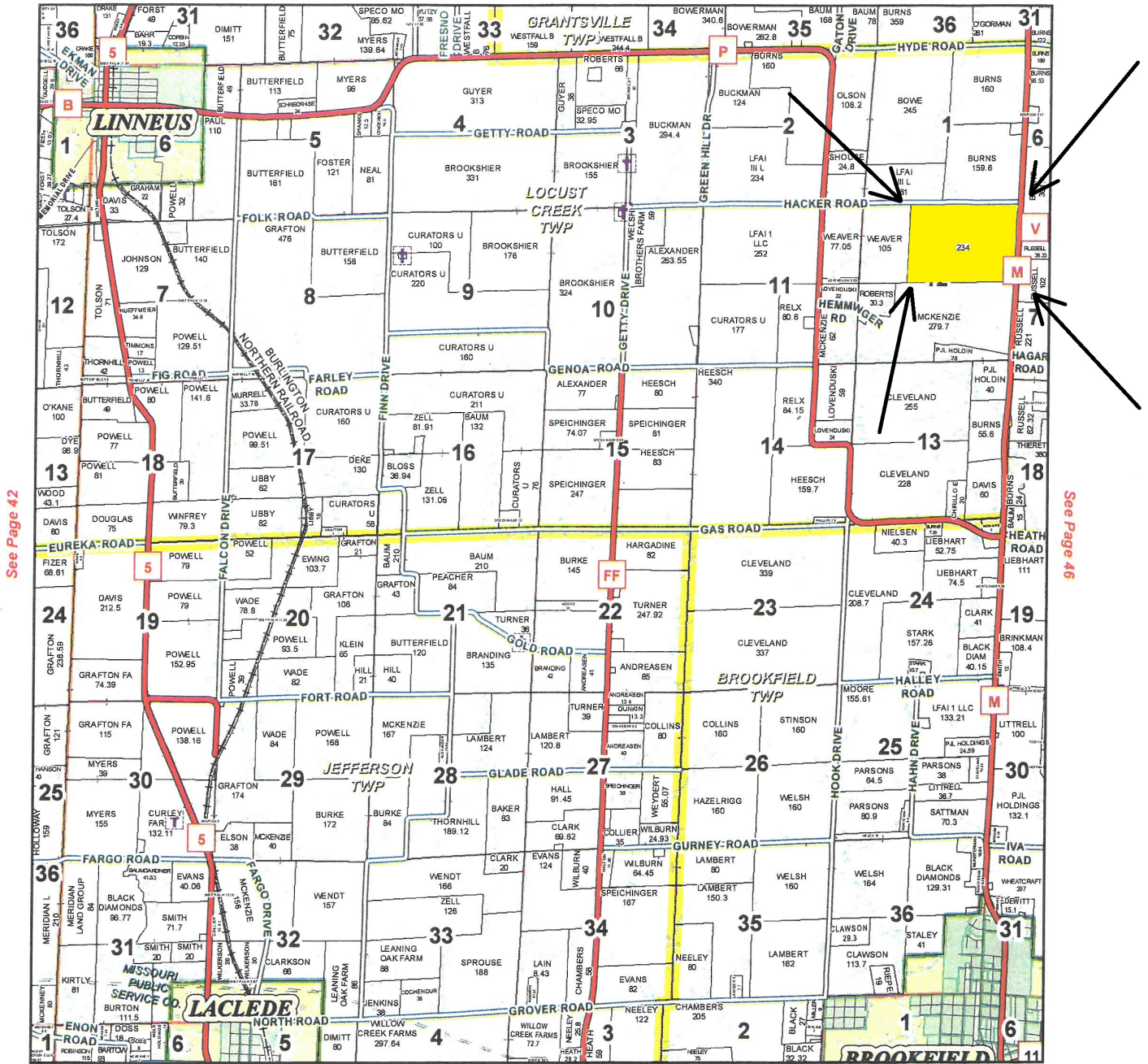
Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 24

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
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	57.08	26.7%		IIw							68
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	42.64	19.9%		IIw							95
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	37.25	17.4%		IIIe							43
36004	Blackoat silt loam, 0 to 2 percent slopes, frequently flooded	37.04	17.3%		IIIw							86
30034	Armstrong loam, 2 to 5 percent slopes, eroded	14.75	6.9%		IIIe	5	8	7	8	7	8	53
60206	Purdin clay loam, 14 to 20 percent slopes, eroded	12.41	5.8%		IVe	5	8	7	8	7	8	47
60209	Purdin loam, 9 to 14 percent slopes, eroded	7.94	3.7%		IVe	5	8	7	8	7	8	55
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	2.97	1.4%		IIIw			8	9	8	10	56

T58N-R20W

See Page 34



See Page 54

January 18, 2017

Linn County Commission

Dick King - Presiding Commissioner
Mike Brown - 1st District Commissioner
Josh Muck - 2nd District Commissioner

Data Courtesy Linn County
Geographic Information System

Marlene Graves - Assessor / GIS Manager

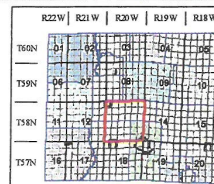
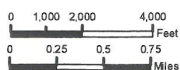
This data was primarily developed
for tax purposes and is not
considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:



www.midlandgis.com



Legend

- County Boundary
- City Limits
- Township-Range
- Sections
- Political Township
- Water
- Land Ownership
- Subdivisions
- US Highways
- ST Highways
- CO Highways
- Streets
- Rail Roads
- Streams
- Land Hooks
- Bridges
- Cemeteries

