



MISSOURI Land & Farm

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

**240 Acres of Outstanding Hunting
Opportunities w/Income!!**

Co. Road 424, Avalon, MO 64643

Livingston County

\$720,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

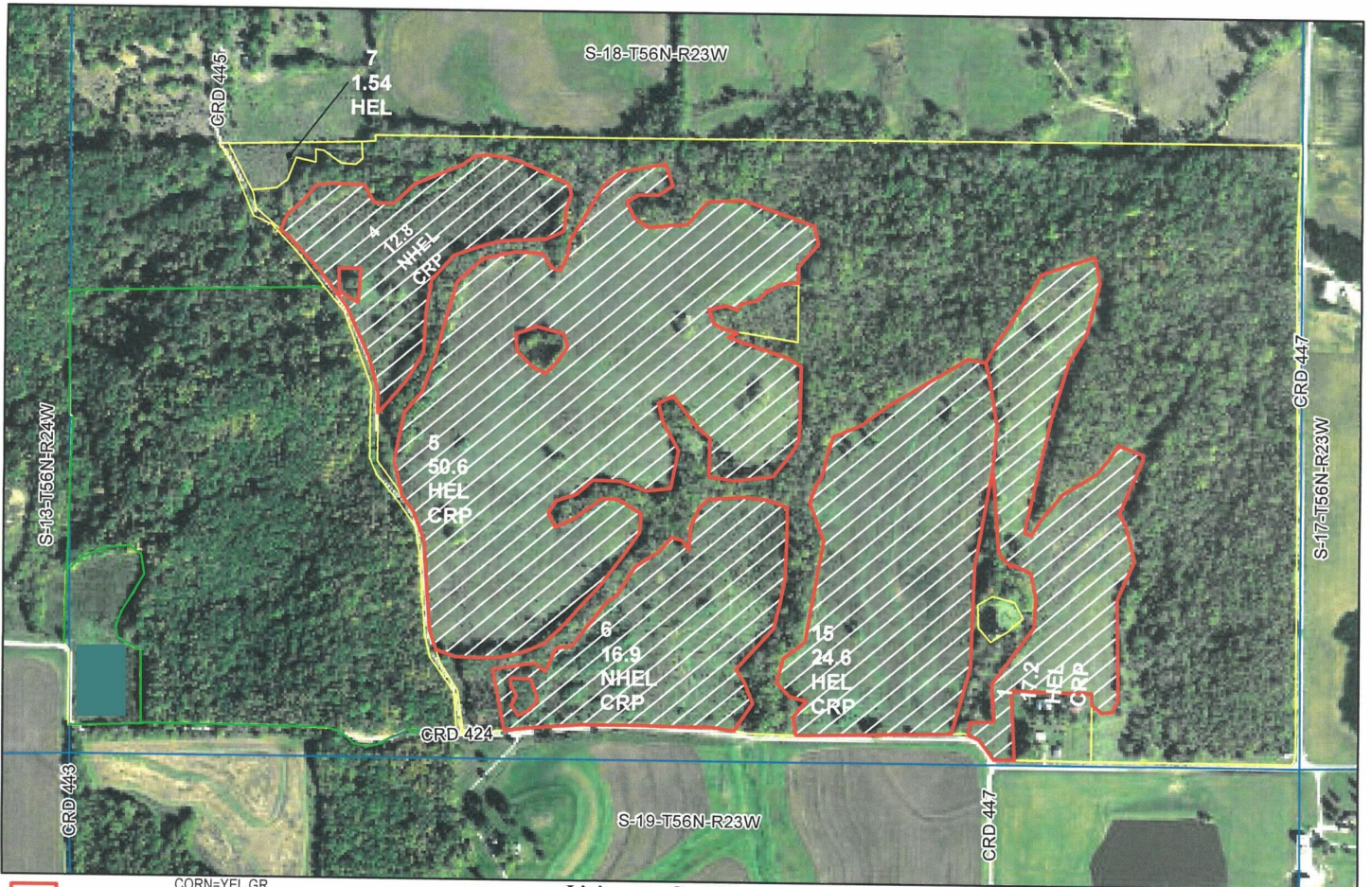
As a serious whitetail hunter, you go through life wondering about the hunting potential of nearly every farm you step foot on. Where you would add food plots, how you would arrange the stands, what you would plant, the cover you would create. Whether its cattle, row crop production, or a combination of the two, very few properties are dedicated solely to hunting.....and as a result, very few farms stand out to die-hard deer hunters like this 240 acre tract in Livingston County. The ideal next owner of this farm is someone with a passion and understanding of the components needed to grow and manage for giant whitetail.

It's rare you find a farm with this sort of habitat diversity. It's rare that you find a farm with this sort of diverse food offering. It's nearly unheard of to find one with both. This farm is currently set up with 15 acres of standing corn, and 10 acres of beans, not to mention all the white clover, and native grasses.

Multiple tower blinds and tree stands plus access trails for entrance and exits on any wind make this farm hunt able from all angles.

In addition to the top-shelf recreation, this property also yields 122.10 acres with \$14,940 in CRP income. If you want more income and even more food the CRP contract expires September 30th 2022. The 122.10 acres could then be farmed. There is also some terraces already in place that would help, not to mention they could be set up for depreciation.

If you're ready to take things to the next level this Fall. If you're ready to start managing for and growing giant Northern Missouri Whitetails. If you're ready for a killer tract of your own to spend time with friends and family outdoors.....then it's time to get ready to call Jeff Quinn at 660-734-3925.



- crp
- clu
- plss

Farm 2923
Tract 1454

CORN=YEL,GR
SB=SOYBEANS,COM,GR
MILO=SORGHUM,GRS,GR
SRW=WHEAT,SRW,GR
HAY=MIXFG,IGS,FG
PAST=MIXFG,IGS,GZ
LS=GRASS,FTA,LS
*all cropland is non-irrigated
*Unless notated on Map

Livingston Co. FSA
Program Year: 2020
Created: 6/9/2020
Flown: 2018-10-17
All Measurements are
For FSA Programs Only

1:6,670

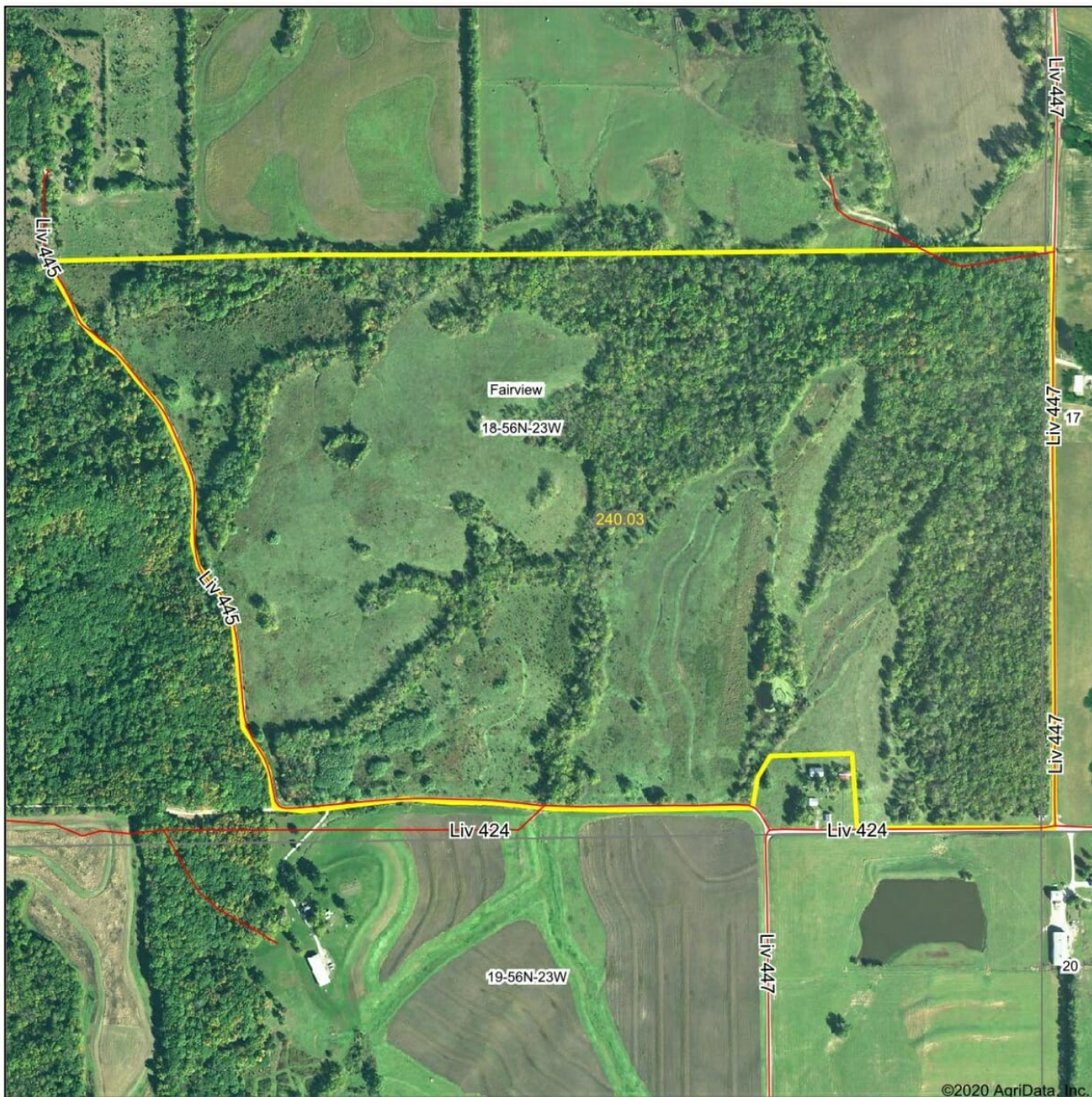
Wetland Determination Identifiers

- 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



Map Center: 39° 39' 41.87, -93° 31' 29.33

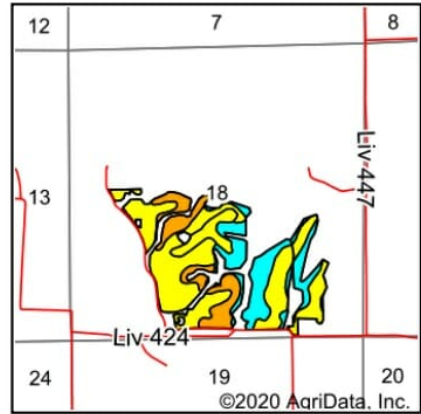
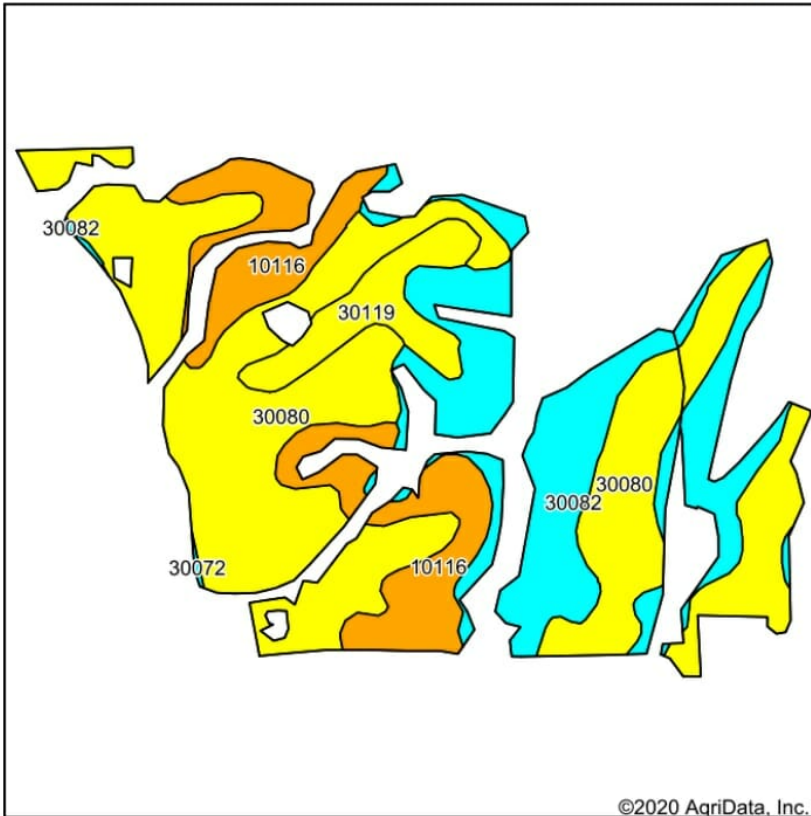


18-56N-23W
Livingston County
Missouri



8/18/2020

Soils Map



State: **Missouri**
 County: **Livingston**
 Location: **18-56N-23W**
 Township: **Fairview**
 Acres: **124.74**
 Date: **8/24/2020**



Soils data provided by USDA and NRCS.

Area Symbol: MO117, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
30080	Greenton silty clay loam, 5 to 9 percent slopes	65.64	52.6%		IIle							56
30082	Greenton silty clay loam, bedrock substratum, 9 to 14 percent slopes, eroded	30.77	24.7%		VIle							39
10116	Sampsel silty clay loam, 2 to 5 percent slopes	20.48	16.4%		Ile		2	8	7	8	10	60
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	7.64	6.1%		IIle							58
30072	Gosport silt loam, 14 to 35 percent slopes	0.21	0.2%		VIle	4	7	4	6	5	7	17
Weighted Average						*-	0.3	1.3	1.2	1.3	1.7	*n 52.5

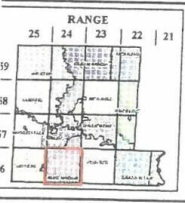
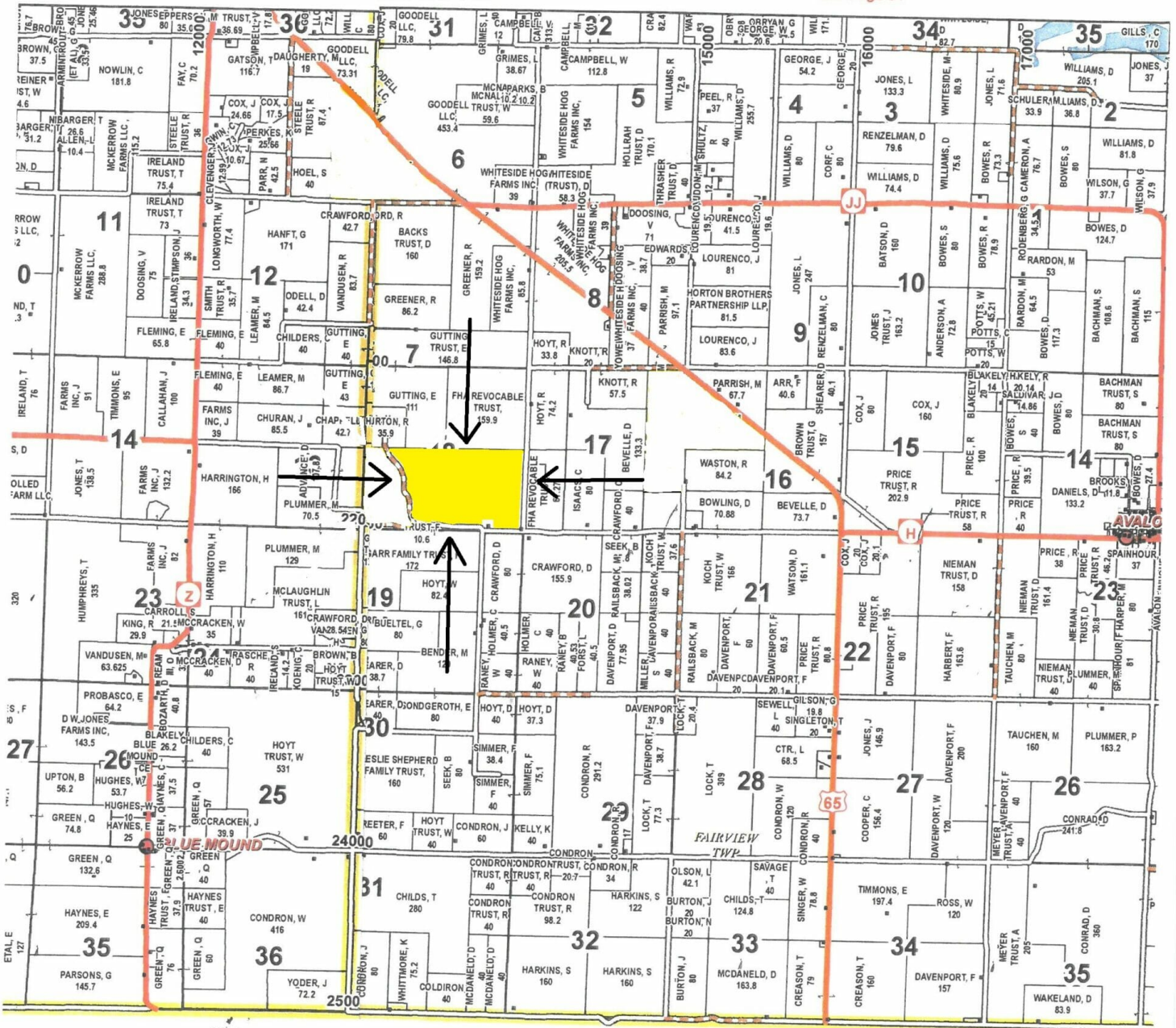
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FAIRVIEW TWP

See Page 31



Legend

- US Highways
- ST Highways
- County Boundary
- City Limits
- Township-Range
- Streets
- Rail Roads
- Streams
- Water
- Land Ownership
- Woodlands
- Bridges
- Cemeteries

Date: July 21, 2017
 This data was primarily developed for tax purposes and is not considered survey accurate.
 Livingston County Commission
 Douglas - Presiding Commissioner
 Thompson - East District Commissioner
 Mapel - West District Commissioner
 Most parcels > 10 ac labeled
 Courtesy Livingston County Geographic Information System
 Ripley - Assessor / GIS Manager
 GIS & Map Development By:
 MIDLAND GIS Solutions
 501 N Market
 Maryland, MD 64488
 (866) 662-0050 www.midlandgis.com

