MISSOURI Land & Farm

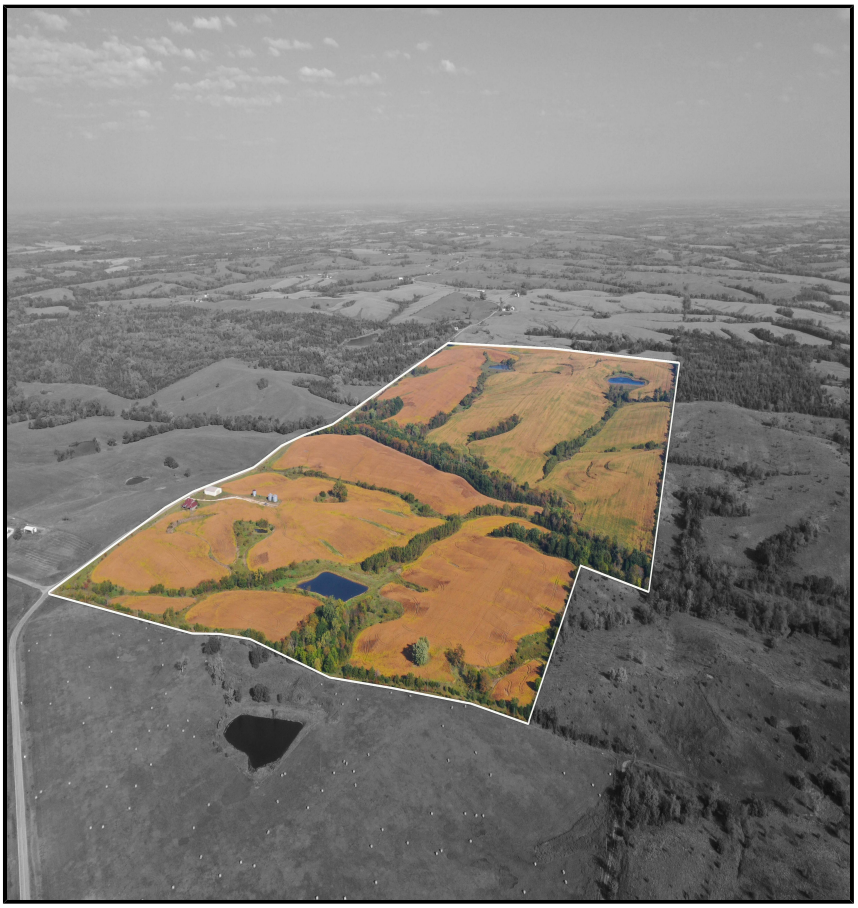
www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

310 Acre Tillable/Hunting Farm

Hwy E, Milan, MO

Sullivan

$1,750,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com







If you're in search of a Northern Missouri farm with solid income, hunting opportunities, build sites, and grain bins, you're in luck.

This 310 acres near Milan Missouri is a great example of a tillable investment with a little something extra. With nearly 232 acres of rolling, tillable farmland, this represents an excellent addition to the portfolio or your farming operation.

The owners are currently share cropping the farm; however they received cash rent offers for the barns, grain bins, and land at $275/Acre or $63,800 yearly.

Multiple nice ponds, a solid central timbered draw, and plenty of cover along the edges offer excellent recreational value, also. Make no mistake, this farm offers the potential to kill a giant Missouri Whitetail each year.

If your not interested in hunting the farm it could lease out for another $6000 in annual income. This would bring the annual income to $69,800 and make a 4% return on asking price.

Check out all the trail cam pics towards the end of the pictures!!

With good blacktop access off Highway E, this farm is truly one to look at in Sullivan County.

Call or text Jeff Quinn 660-734-3925 for more information.

(Notice this is a larger farm being offered in 3 tracts 1116, 806, and 310!!)

Aerial Map



Map Center: 40° 14' 46.12, -93° 16' 2.62

0ft 807ft 1613ft

21-63N-21W
Sullivan County
Missouri

N
W E
S

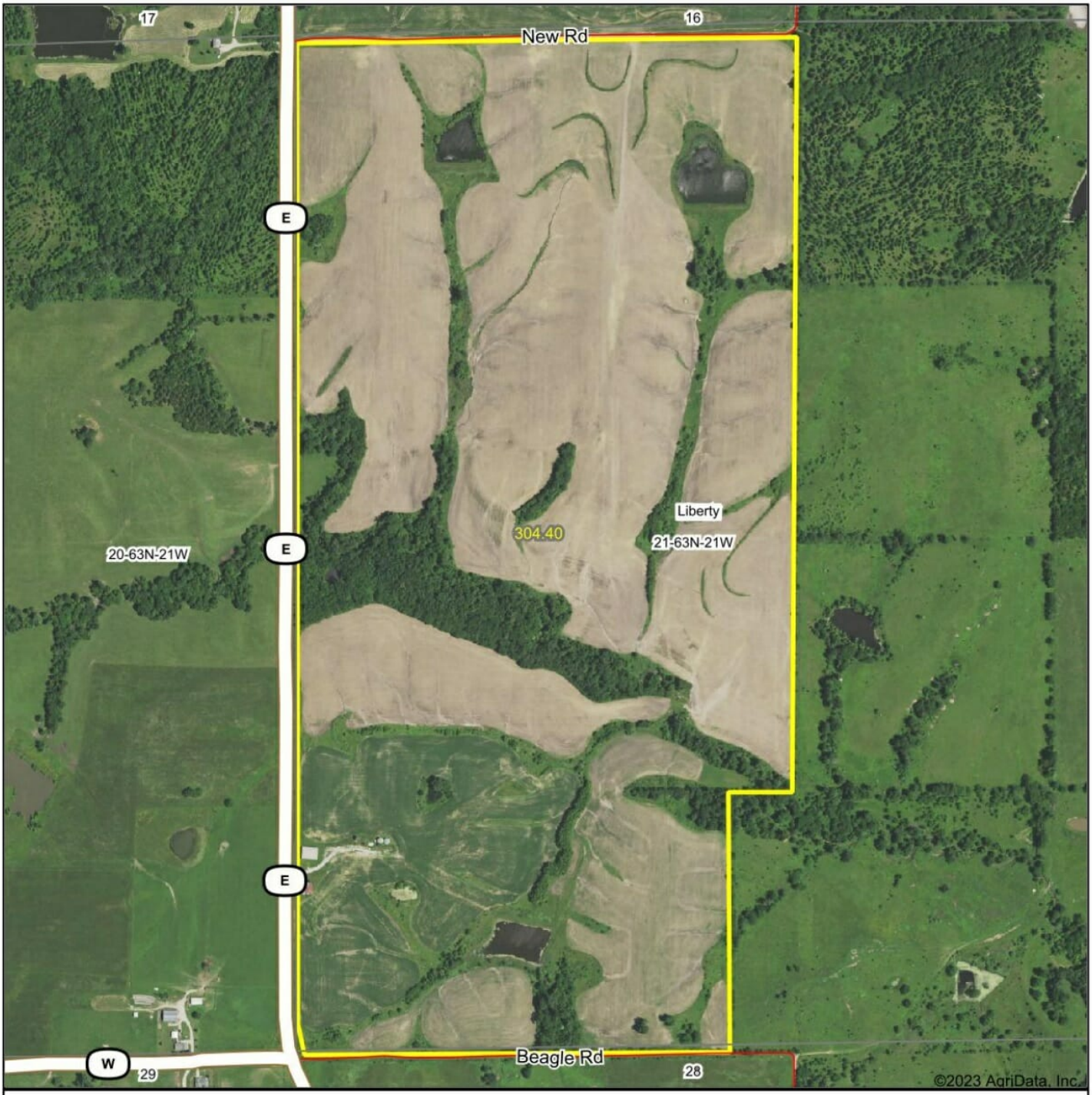
4/27/2023

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FA

FA

Aerial Map



Map Center: 40° 14' 46.04, -93° 16' 3.32

0ft 808ft 1617ft

21-63N-21W
Sullivan County
Missouri

N
W E
S

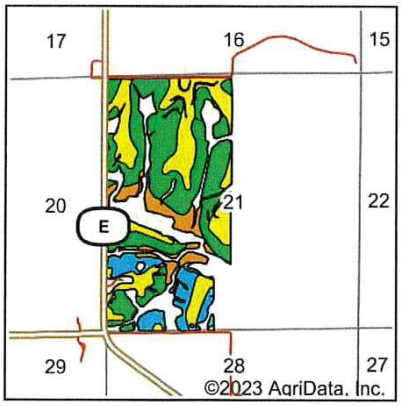
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10/2/2023

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Sullivan**
Location: **21-63N-21W**
Township: **Liberty**
Acres: **231.79**
Date: **4/27/2023**

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N W E S

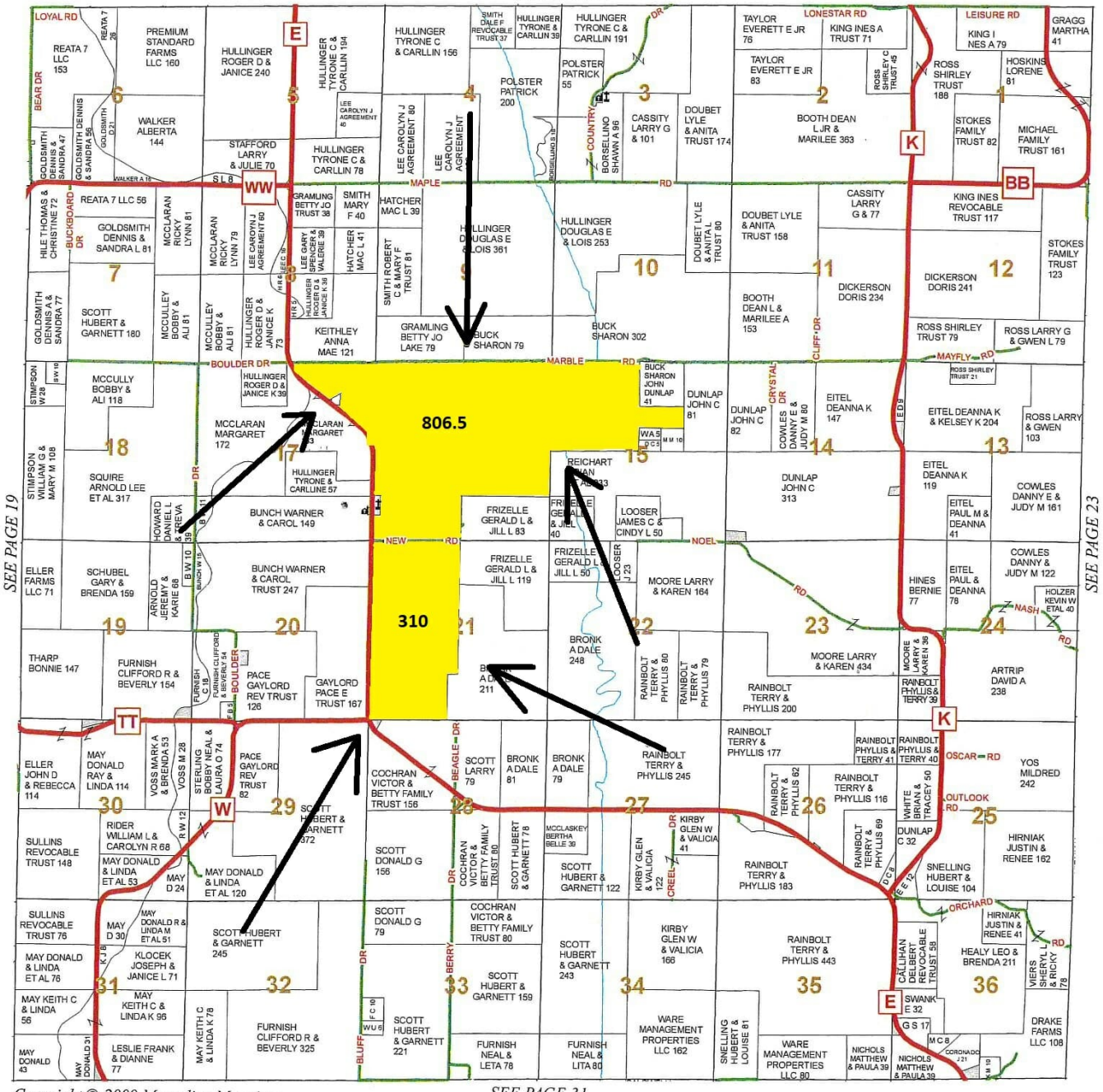
Area Symbol: MO211, Soil Area Version: 24

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
30054	Gara clay loam, 9 to 14 percent slopes, eroded	104.58	45.1%		IVe							48
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	74.26	32.0%		IIIe							42
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	25.18	10.9%		VIe							42
36063	Zook silty clay loam, 1 to 4 percent slopes, rarely flooded	19.66	8.5%		IIw			8	7	8	9	69
36003	Arbela silt loam, 0 to 2 percent slopes, occasionally flooded	3.60	1.6%		IIw							77
30055	Gara clay loam, 9 to 14 percent slopes, severely eroded	3.54	1.5%		IVe							41
50011	Winnegan loam, 20 to 35 percent slopes	0.97	0.4%		VIe	5	7	6	7	6	7	10
			Weighted Average		**3.70**	*-	*-	**0.7**	**0.6**	**0.7**	**0.8**	***n 47.4**

*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.

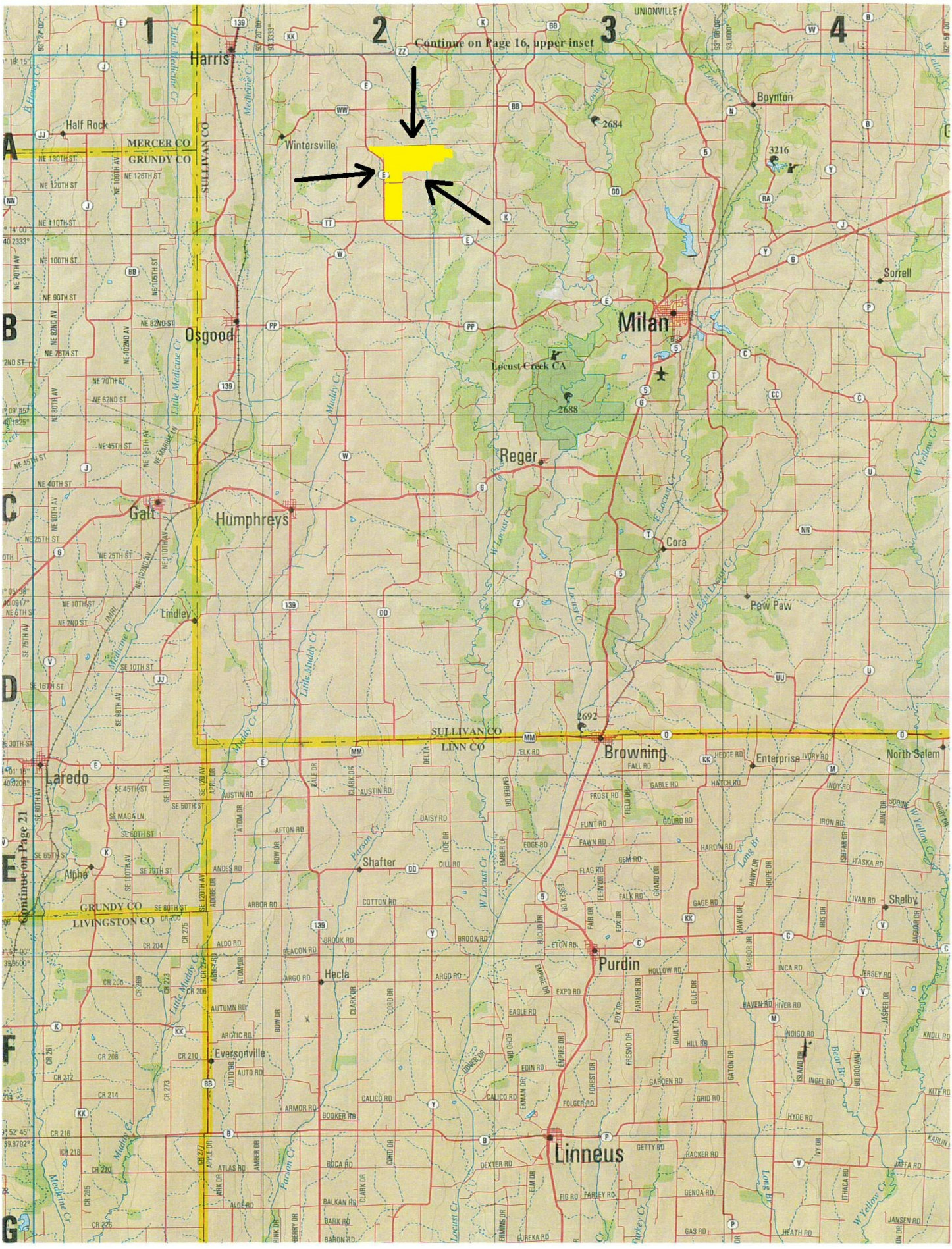
TOWNSHIP 63N • RANGE 21W

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Continue on Page 16, upper inset
Continue on Page 21
Harris
Half Rock
Wintersville
Boynton
Sorrell
Milan
Osgood
Locust Creek CA
Reger
Galt
Humphreys
Cora
Paw Paw
Lindley
Laredo
Alpha
Shafter
Hecla
Eversonville
Browning
Enterprise
North Salem
Shelby
Purdin
Linneus
MERCER CO
GRUNDY CO
SULLIVAN CO
LINN CO
LIVINGSTON CO
2684
3216
2688
2692