



MISSOURI Land & Farm

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3315 ACRE "CIRCLE A FARMS LLC" SOUTH RANCH

41 SSR-K, Iberia, MO 65486

Miller / Pulaski Counties

\$16,500,000



CONTACT:

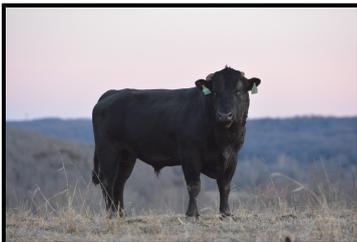


JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



Circle A Farms: A Premier Showcase Ranch in the Heart of Missouri

Circle A Farms is the epitome of a premier cattle operation—where refined ranching meets breathtaking natural beauty. Spanning an impressive 3,315 acres in Miller and Pulaski counties, just a short drive from the scenic Lake of the Ozarks, this renowned ranch is a masterclass in agricultural excellence and thoughtful land stewardship. With a legacy built on the production of premium *Wangus* cattle—a prized crossbreed of Wagyu and Angus—Circle A Farms is as much a livestock innovator as it is a visual marvel.

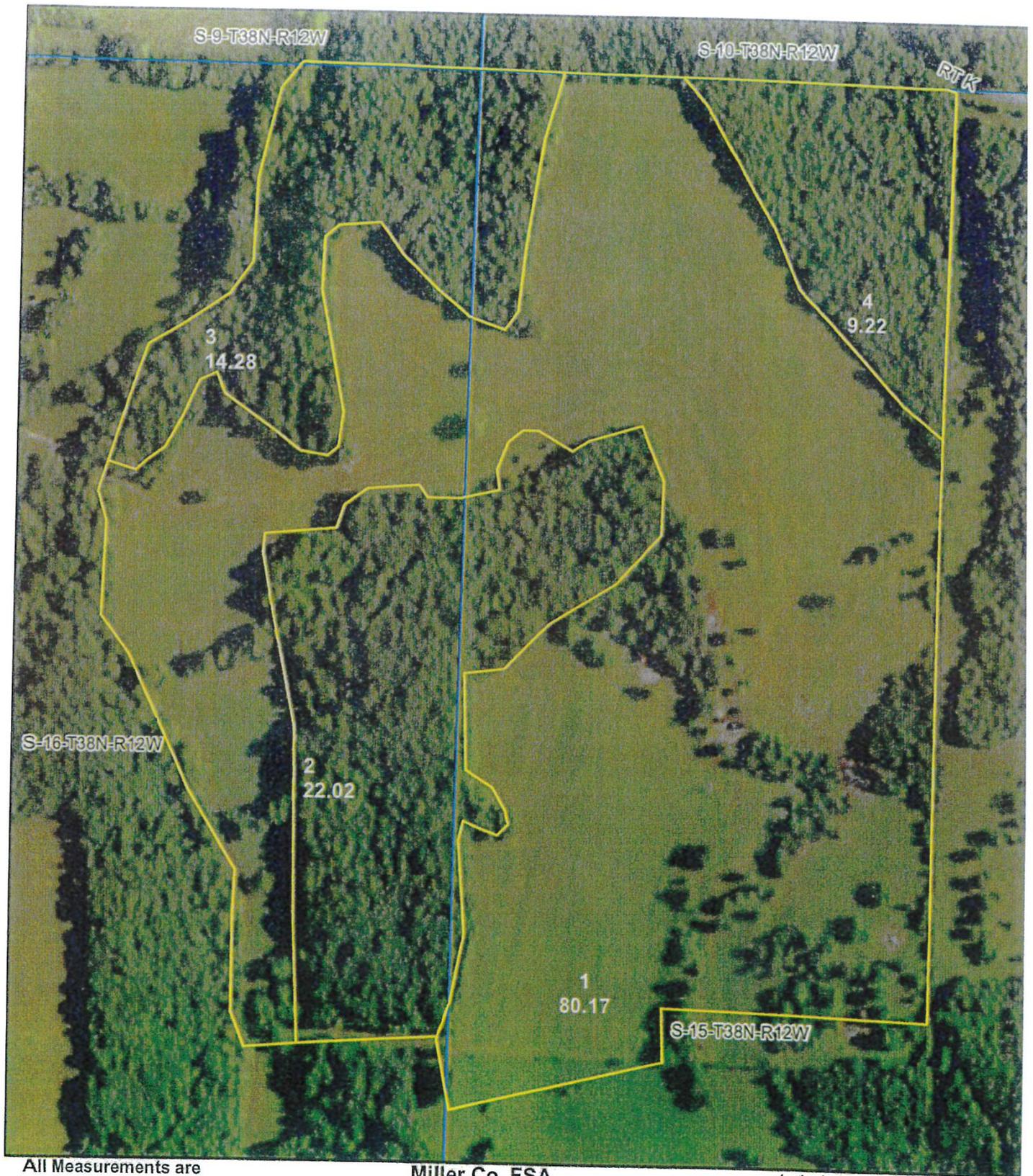
The heart of this remarkable property lies in its 3,315 contiguous central acres, which host an impressive collection of high-functioning and visually stunning infrastructure. At the core sits a spacious, elegant lodge—ideal for entertaining guests, corporate retreats, or simply taking in panoramic views of the ranch. Nearby, a beautifully crafted pavilion, professional-grade show arena, and well-appointed office headquarters complete the picture of a working ranch designed for both business and pleasure.

Beyond aesthetics, Circle A Farms is built for performance. The operational setup includes a large machine shop, a dedicated ranch manager's home, hired hands home, and numerous barns and outbuildings—each strategically placed for efficiency and flow. The land itself is optimized for productivity, boasting rotational grazing paddocks, multiple cattle feeding areas, hay fields, a 40-acre silage ground, and a fully equipped open feedlot. Every acre has been carefully managed and purposefully improved to support a world-class cattle operation.

A unique feature of this property is its impressive feedlot parcel west of Hwy 17 that features a 3,300-foot dual ridge top, which serves as the perfect spot for an outdoor feedlot. With 17 pens—15 of which are dry pens designed to hold up to 1,200 head of cattle—this facility is designed for efficient, large-scale livestock management. Surrounding the pens, you'll find five expansive pastures offering premium grazing for your cattle or other livestock.

Offered at \$16,500,000, this is more than a ranch—it's an opportunity to own a flagship agricultural enterprise with unparalleled facilities, premium genetics, and a track record of excellence.

Circle A Farms is exclusively listed by Missouri Land and Farm, brokered by Jeff Quinn. Please note that all showings are strictly by appointment only. No unauthorized visits will be permitted. To schedule your private tour or for more information, contact Jeff Quinn directly at **660-734-3925**.



All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

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

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Miller Co. FSA

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 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 noted on M...

1:4,140

Program Year: 2024

Created: 3/5/2024

Flown: 2022-6-21

- clu
- crp



Farm 3124
Tract 0000



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 GZ=Mixfg,igs,gz; LS=Mixfg,igs,ls

1:3,910

Program Year: 2024

Created: 3/5/2024

Flown: 2022-6-21

- clu
- crp



Farm 3124
Tract 2710



Common Land Unit
 Cropland Non-cropland CRP

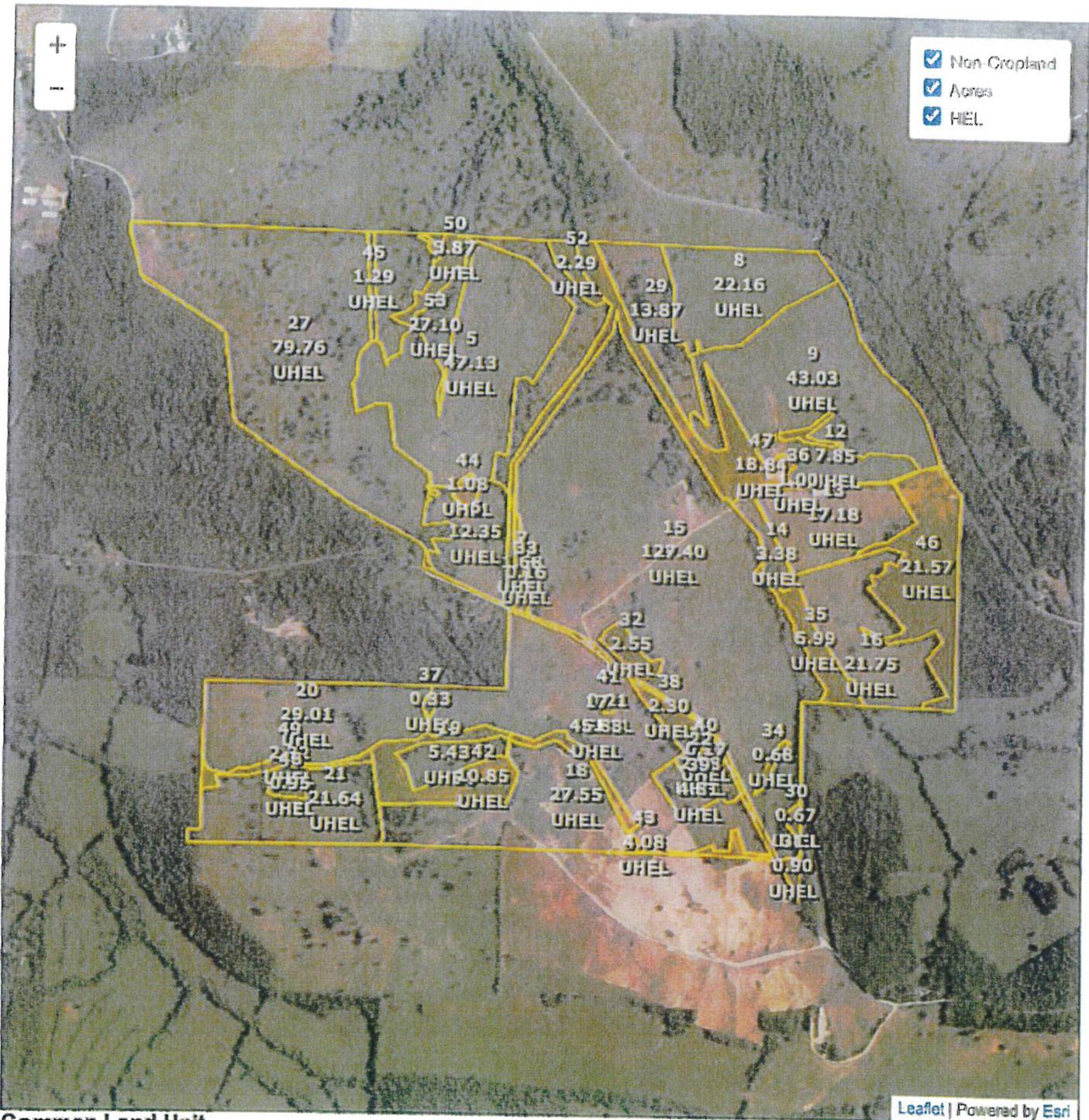
2024 Crop Year

Farm 2241
 Tract 147

Wetland Determination Identifiers
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Common Land Unit

- Cropland
- Non-cropland
- CRP

2024 Crop Year

Farm 2241
Tract 785

Wetland Determination Identifiers

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 CCL=Covrc,lum,co; FG=Mixfg,igs,fg;
 GZ=Mixfg,igs,gz; LS=Mixfg,igs,ls
 *Please contact FSA

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Program Year: 2024

Created: 3/5/2024

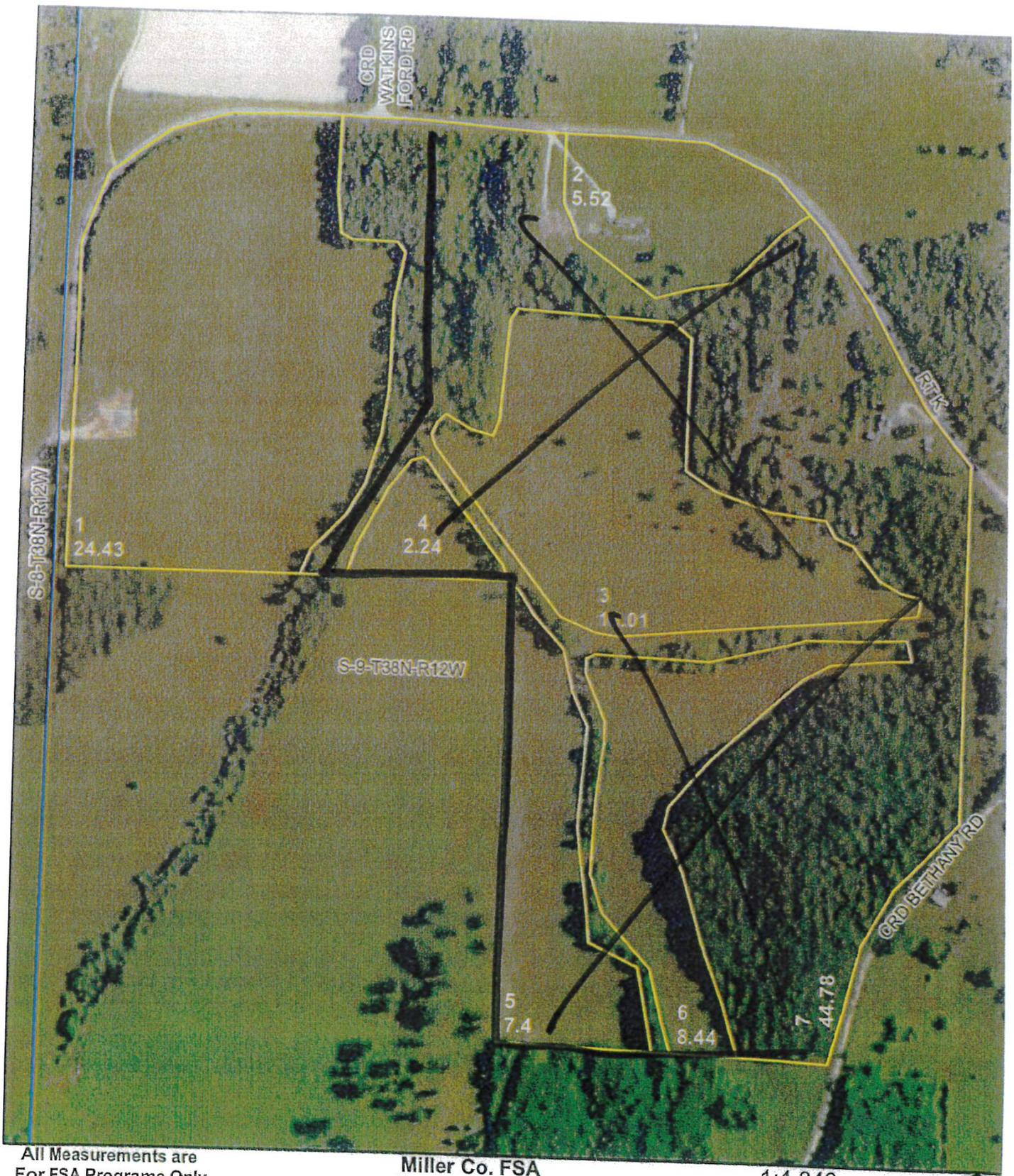
Flown: 2022-6-21

clu

crp



Farm 3623
Tract 2200



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 CCL=Covrc, lum, co; FG=Mixfg, igs, fg;
 GZ=Mixfg, igs, gz; LS=Mixfg, igs, ls
 *1 Unless notated on Map

1:4,340

Program Year: 2024

Created: 3/5/2024

Flown: 2022-6-21

clu

crp



Farm 3124
Tract 0000



- crp
- clu
- plss

Farm 3124
Tract 2303

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 MILO=Sorgh,grs,gr; SRW=Wheat,srw,gr;
 O=Oats,sp,fg; ALF=Alfalfa,fg;
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 GZ=Mixfg,igs,gz; LS=Mixfg,igs,ls
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Miller Co. FSA
Program Year: 2024
 Created: 3/5/2024
 Flown: 2022-6-21

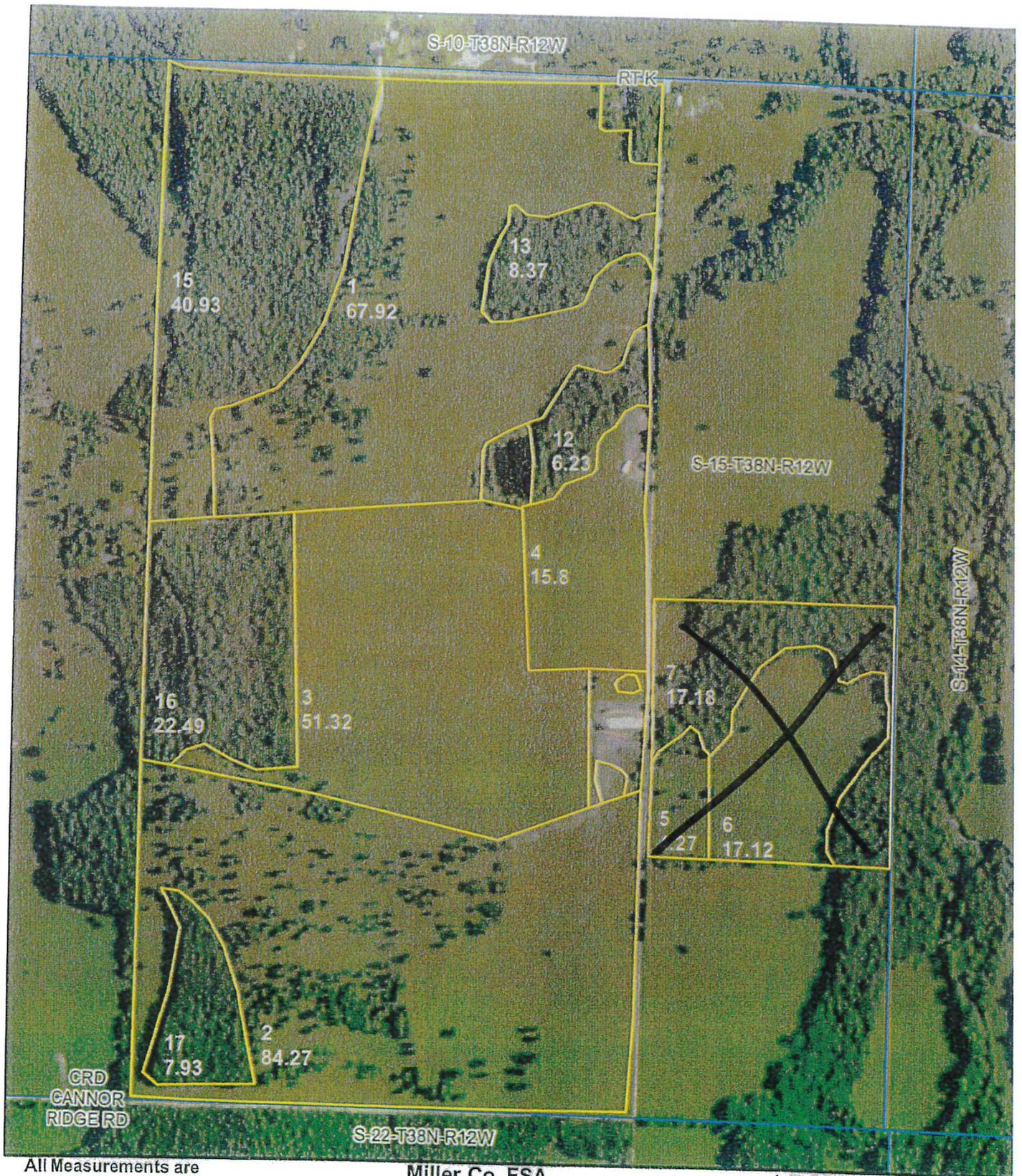
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1:9, 130

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 CCC=Covrc, ceg, co; CCB=Covrc, bob, co;
 CCL=Covrc, lum, co; FG=Mixfg, igs, fg;
 GZ=Mixfg, igs, az; LS=Mixfa, ias, ls

1:7,800

Program Year: 2024

Created: 3/5/2024

Flown: 2022-6-21

clu

crp

Farm 3623





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Index for T-2752

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 GZ=Mixfg, igs, gz; LS=Mixfg, igs, ls
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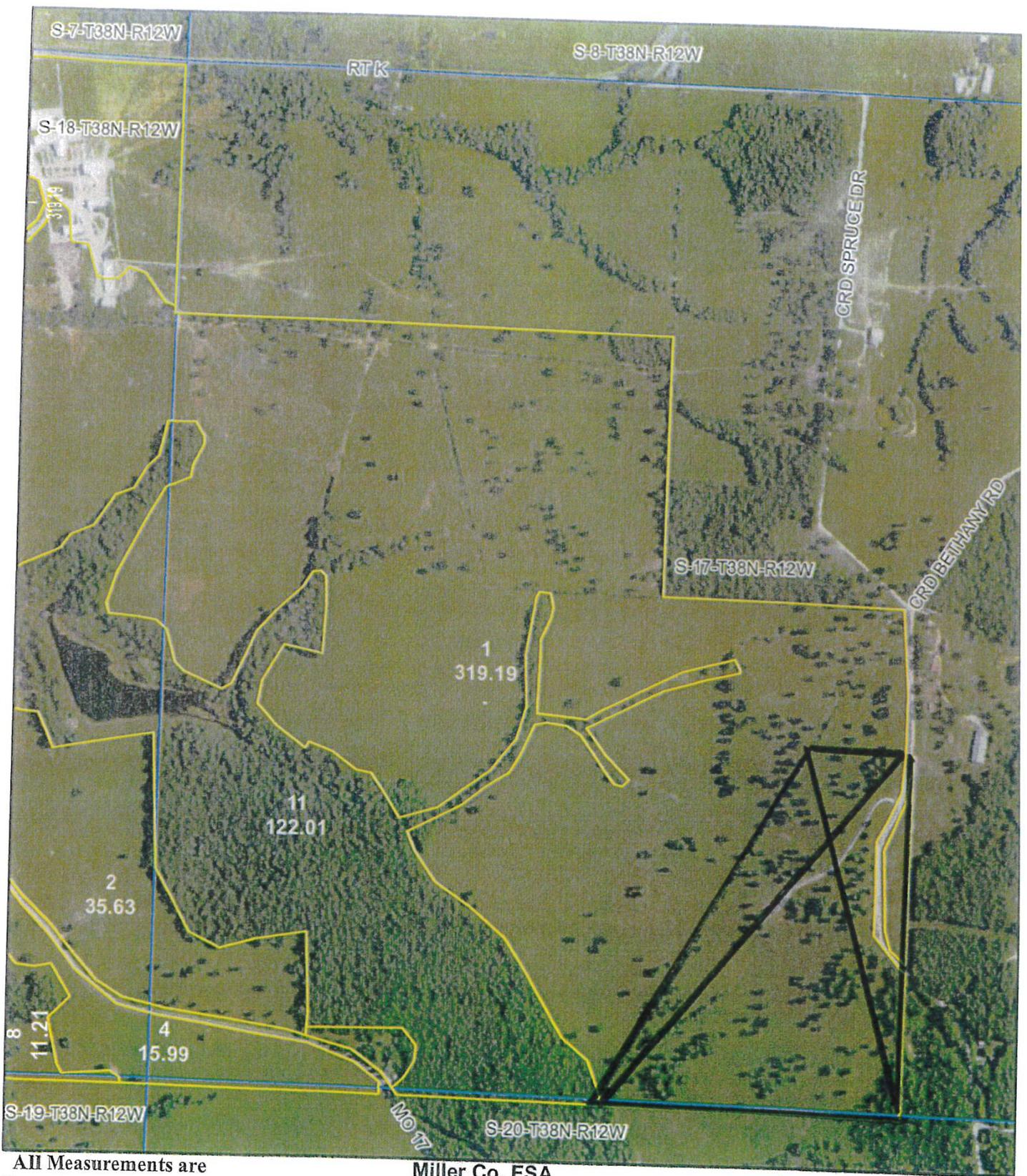
1:15,870

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

- clu
- crp
- Index

Farm 3124
Tract 2752





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Pg 3 of 3 T-2752

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 CCL=Covrc, lum, co; FG=Mixfg, igs, fg;
 GZ=Mixfg, igs, gz; LS=Mixfg, igs, ls
 *Unless notated on Map

1:7,920

Program Year: 2024

Created: 3/5/2024

Flown: 2022-6-21

- clu
- crp
- nlss

Farm 3124
Tract 2752





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 CCL=Covrc, lum, co; FG=Mixfg, igs, fg;
 GZ=Mixfg, igs, gz; LS=Mixfg, igs, ls
 *Unless notated on Map

1:4,370

Program Year: 2024

Created: 3/5/2024

Flown: 2022-6-21

- clu
- crp
- plss

Farm 3124
Tract 2291





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Pg 1 of 3 T-2752

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 *Unless notated on Map

1:7,920

Program Year: 2024

Created: 3/5/2024

Flown: 2022-6-21



- clu
- crp
- plss

**Farm 3124
Tract 2752**



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 CCL=Covrc, lum, co; FG=Mixfg, igs, fg;
 GZ=Mixfg, igs, gz; LS=Mixfg, igs, ls
 *Unless notated on Map

1:4,390

Program Year: 2024

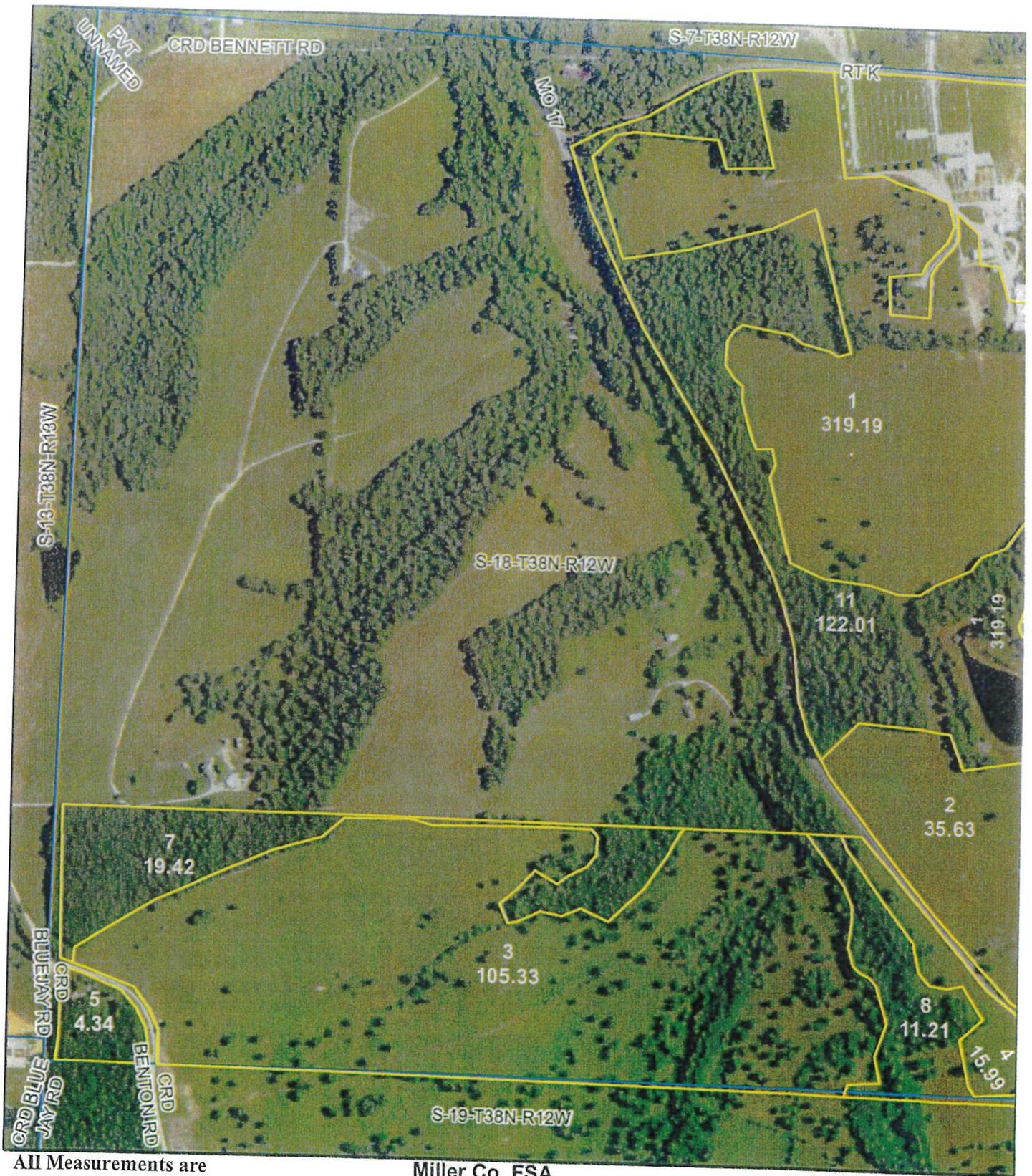
Created: 3/5/2024

Flown: 2022-6-21

- clu
- crp
- plss

Farm 3623
Tract 2545





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Pg 2 of 3 T-2752

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 CCL=Covrc, lum, co; FG=Mixfg, igs, fg;
 GZ=Mixfg, igs, gz; LS=Mixfg, igs, ls
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1:7,920

Program Year: 2024

Created: 3/5/2024

Flown: 2022-6-21



- clu
- crp

Farm 3124
 T-2752



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1:5,870

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

- clu
- crp
- olss

Farm 3124
Tract 2295





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 CCL=Covrc, lum, co; FG=Mixfg, igs, fg;
 GZ=Mixfg, igs, gz; LS=Mixfg, igs, ls
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1:4,360

Program Year: 2024

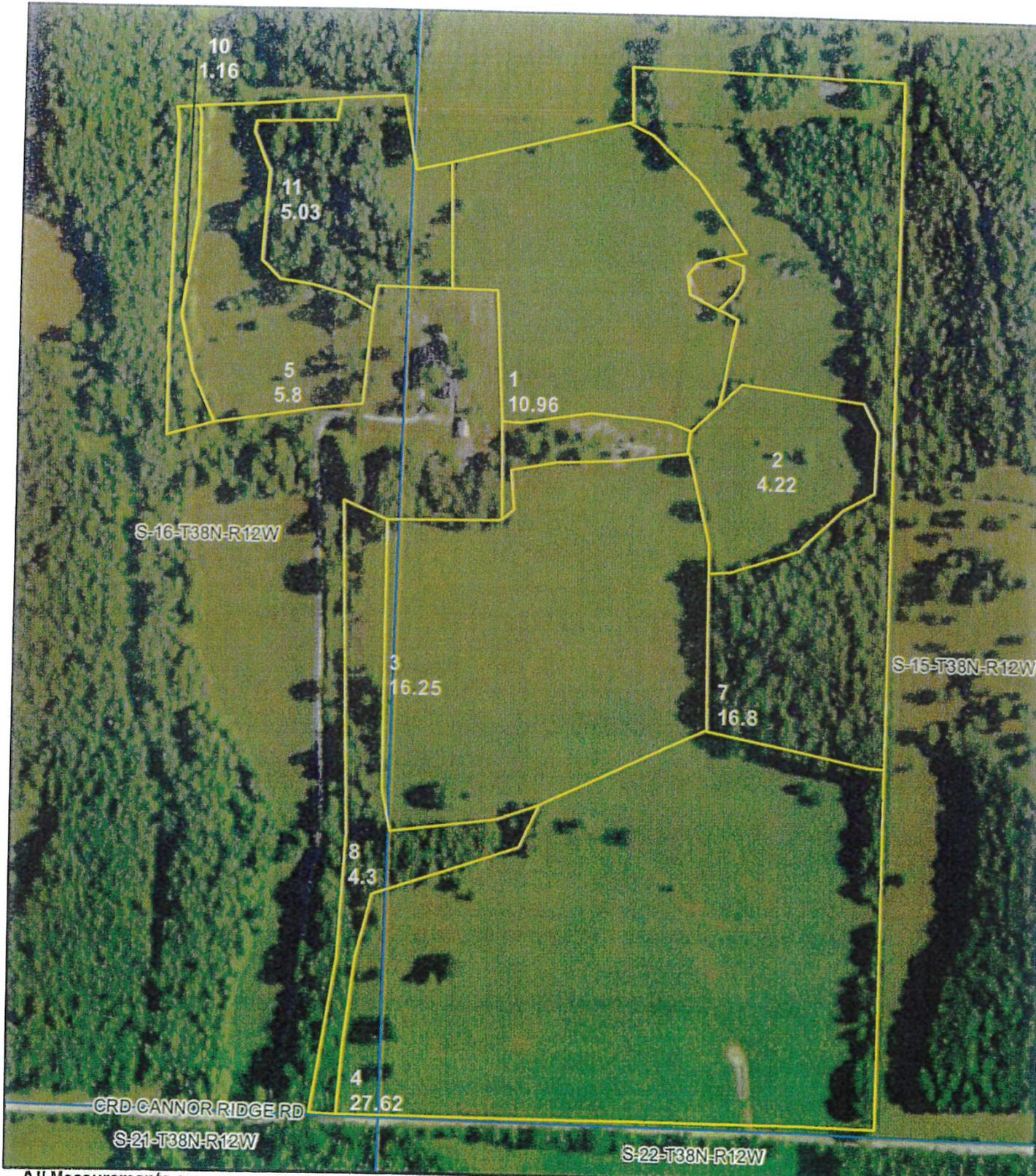
Created: 3/5/2024

Flown: 2022-6-21

- clu
- crp
- .

Farm 3623
Tract 2300





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 CCL=Covrc, lum, co; FG=Mixfg, igs, fg;
 GZ=Mixfg, igs, gz; LS=Mixfg, igs, ls
 *Unless notated on Man

1:4,080

Program Year: 2024

Created: 3/5/2024

Flown: 2022-6-21

- clu
- crp
- nles

Farm 3078
Tract 2930





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1:4,390

Program Year: 2024

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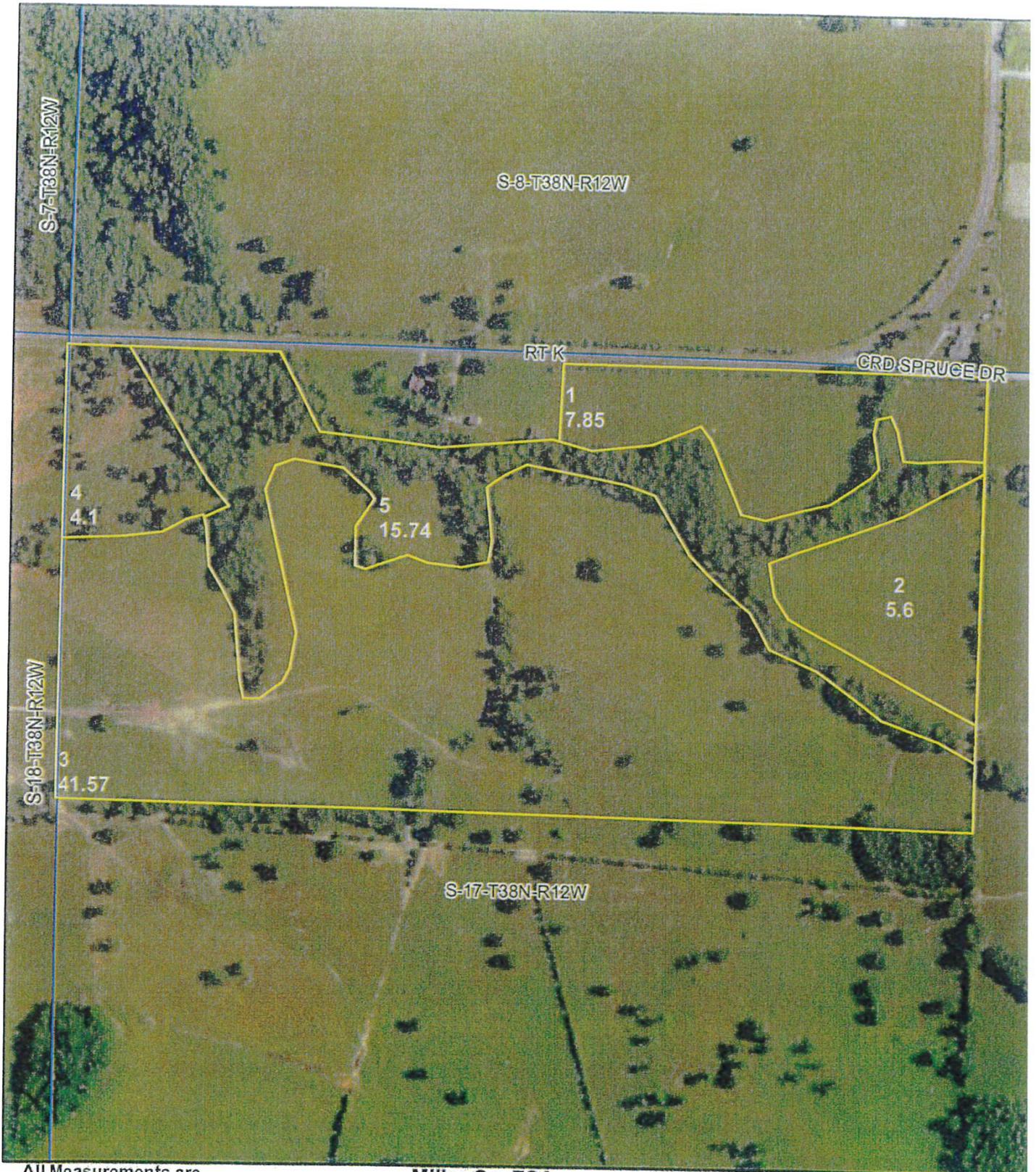
clu

crp

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Farm 3623
Tract 2545



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1:4,370

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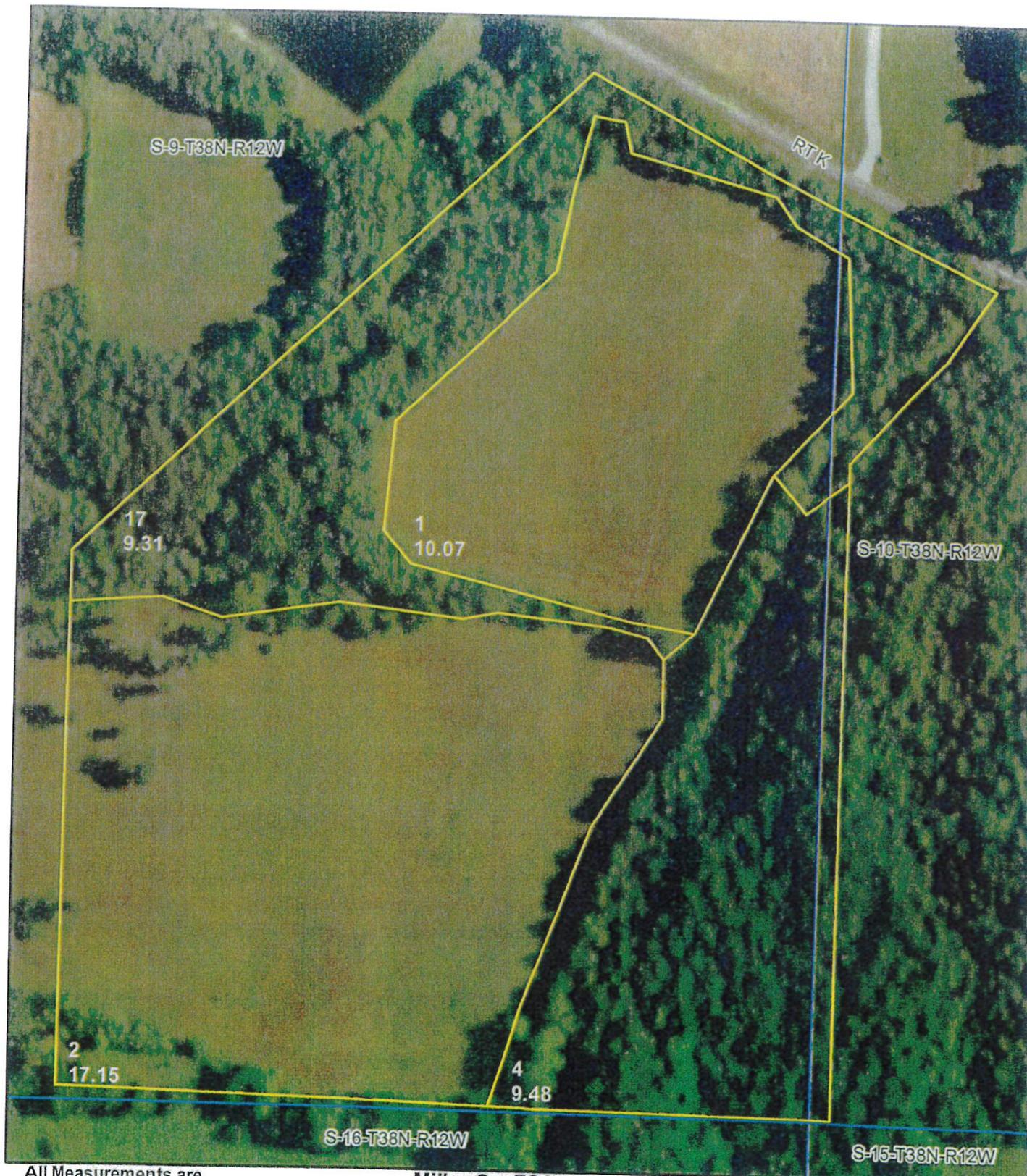
clu

crp

w



Farm 3124
Tract 2201



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 CCL=Covrc,lum,co; FG=Mixfg,igs,fg;
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1:2,620

Program Year: 2024

Created: 3/5/2024

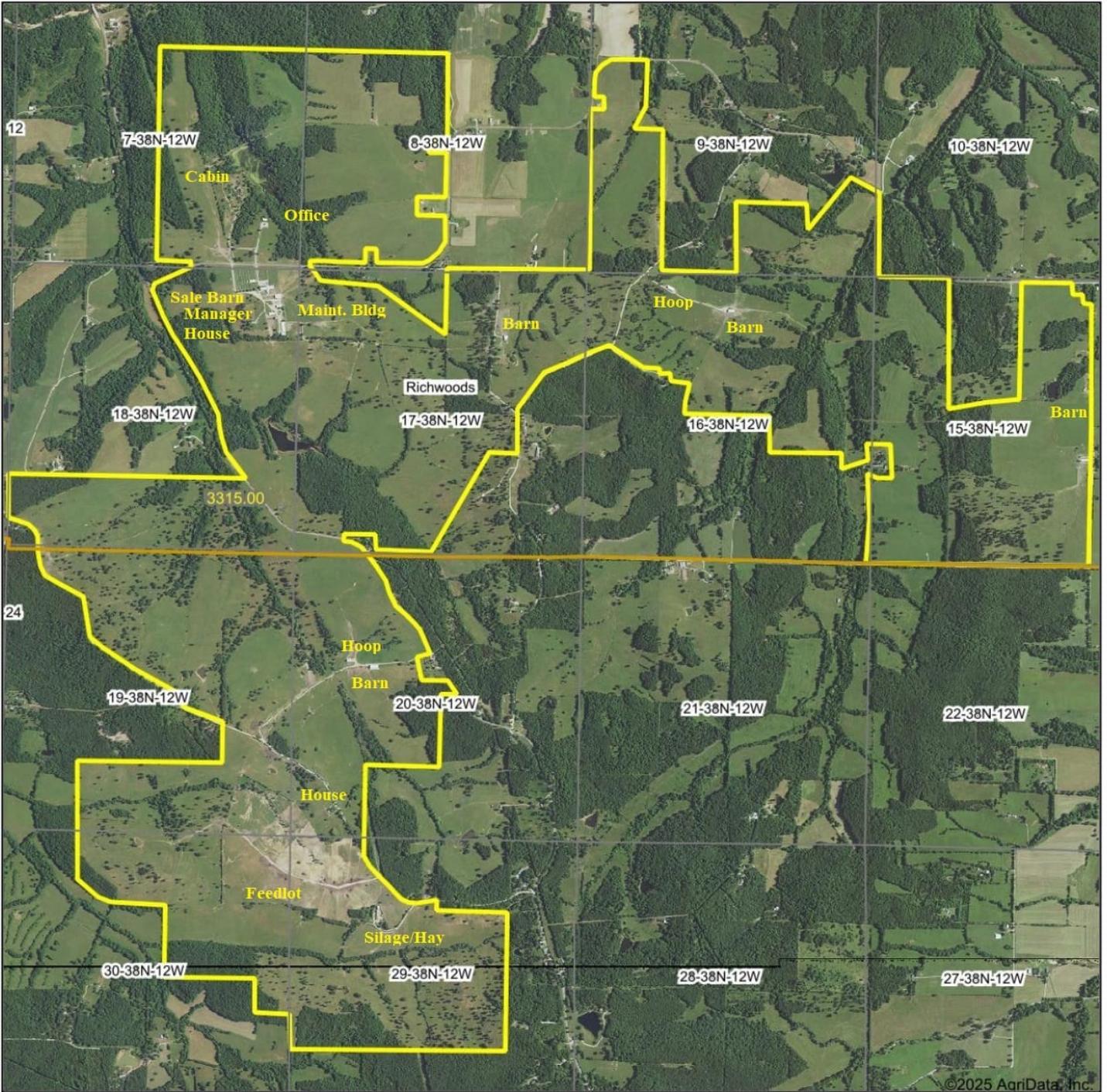
Flown: 2022-6-21

- clu
- crp
- slc



Farm 767
Tract 2307

Aerial Map



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Map Center: 38° 1' 5.86, -92° 15' 39.46



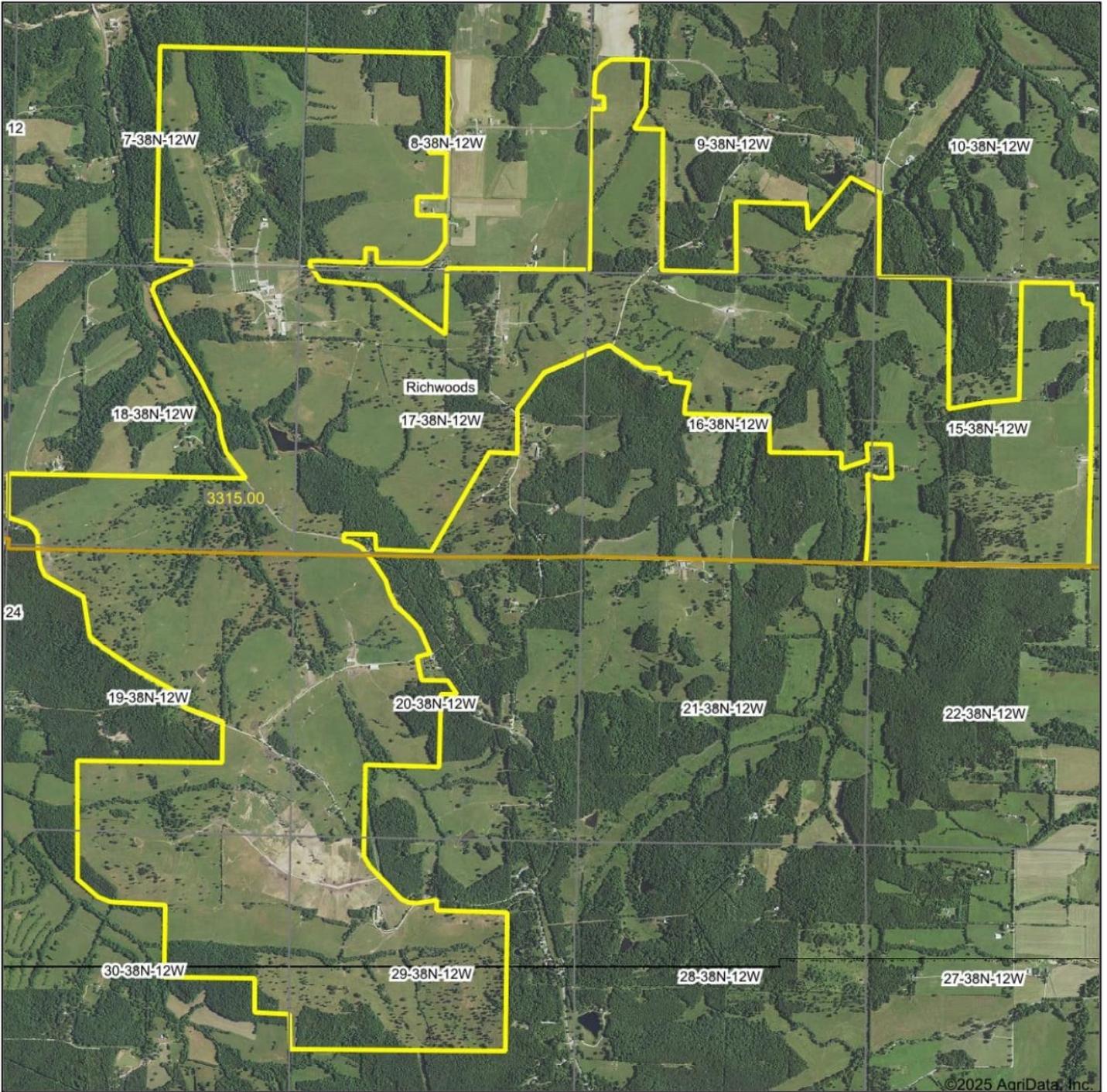
17-38N-12W
Miller County
Missouri



Maps Provided By:
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4/11/2025

Aerial Map



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Map Center: 38° 1' 5.86, -92° 15' 39.46



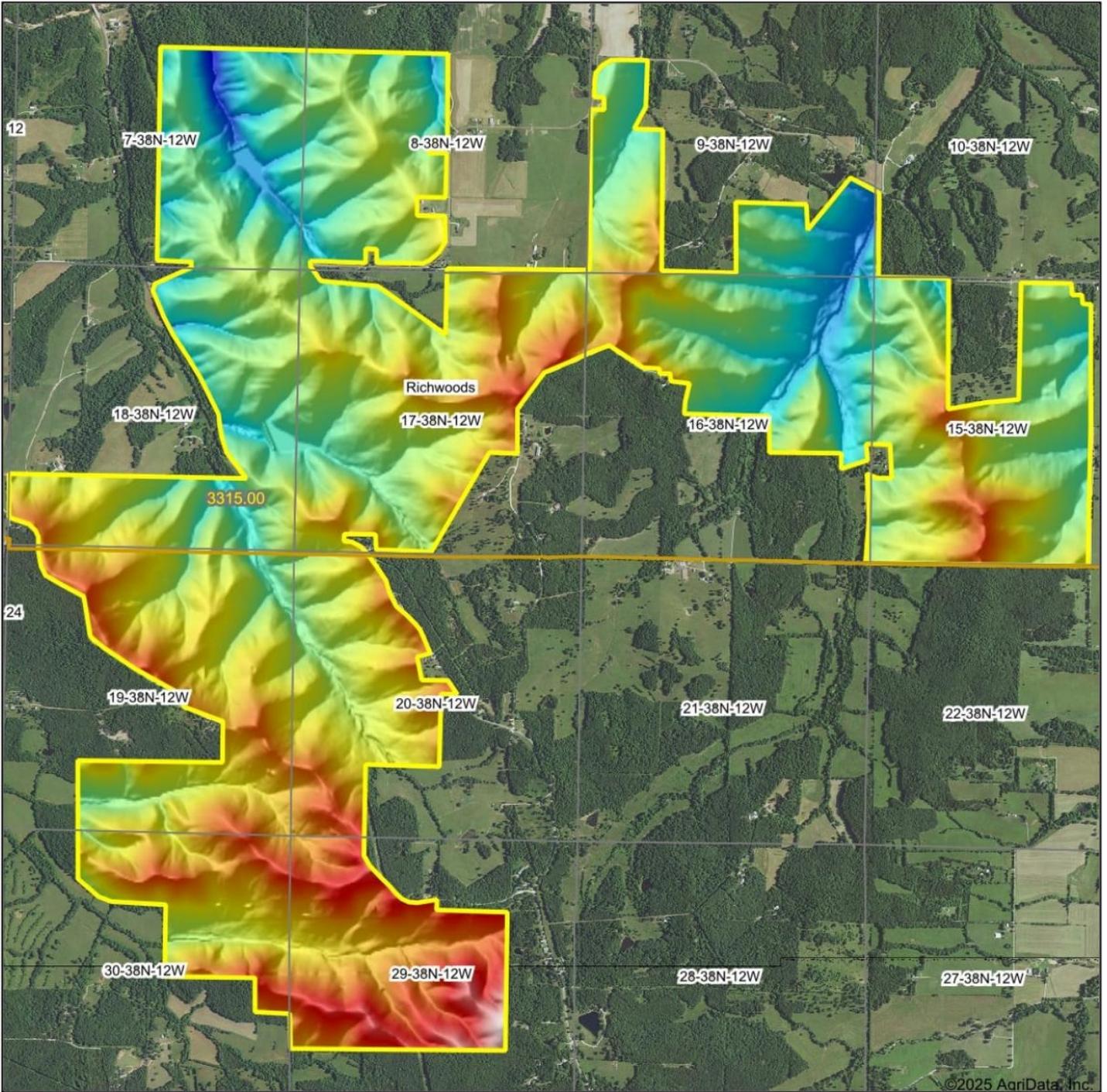
17-38N-12W
Miller County
Missouri



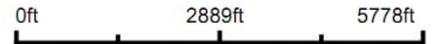
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4/11/2025

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 0
 Min: 769.9
 Max: 1,151.0
 Range: 381.1
 Average: 944.1
 Standard Deviation: 51.02 ft

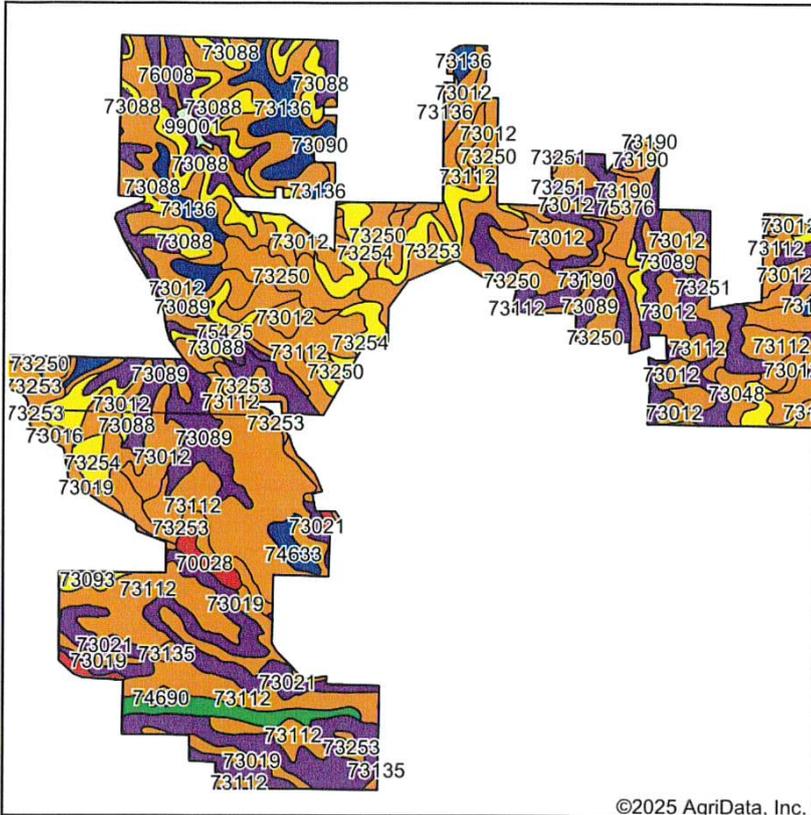


17-38N-12W
Miller County
Missouri

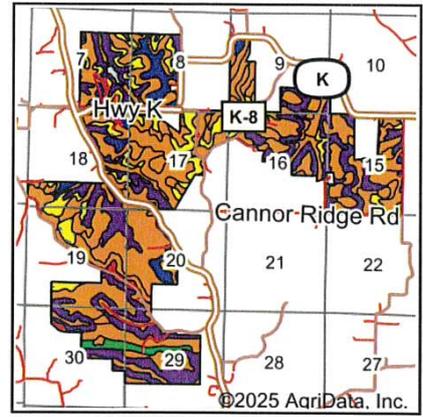
Boundary Center: 38° 1' 5.86, -92° 15' 39.46



Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Miller**
 Location: **17-38N-12W**
 Township: **Richwoods**
 Acres: **3315**
 Date: **4/11/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO131, Soil Area Version: 29
 Area Symbol: MO169, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Oats Bu	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Reed canarygrass AUM	Sorghum silage Tons	S B
73012	Gravois silt loam, 3 to 8 percent slopes	579.23	18.0%		Ills									
73112	Gunlock silt loam, 3 to 8 percent slopes	433.87	13.1%		Ille									
73089	Rueter very gravelly silt loam, 15 to 35 percent slopes, very stony	355.39	10.7%		Vle									
73021	Poynor extremely gravelly silt loam, 15 to 35 percent slopes, stony	275.81	8.3%		Vle									

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Oats Bu	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Reed canarygrass AUM	Sorghum silage Tons	S B
73012	Gravois silt loam, 3 to 8 percent slopes	50.73	1.5%		IIIc									
73255	Ocie very gravelly silt loam, 15 to 35 percent slopes, extremely stony	48.05	1.4%		VIe									
76390	Razort silt loam, 1 to 3 percent slopes, rarely flooded	46.38	1.4%		Is									
75425	Cedargap, rarely flooded-Pomme complex, 1 to 8 percent slopes	42.68	1.3%		IIIc									
76008	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded	36.10	1.1%		IIIw									
75376	Cedargap gravelly silt loam, 0 to 2 percent slopes, frequently flooded	30.75	0.9%		IIIw									
70046	Sacville silt loam, 2 to 5 percent slopes	30.59	0.9%		IIIe	110	80				3.4	4.5		
70028	Moko-Rock outcrop complex, 3 to 15 percent slopes, very stony	29.19	0.9%		VIIIe									
73190	Winnipeg silt loam, 3 to 8 percent slopes, eroded	27.98	0.8%		IIIe	75		7.5	60					
74633	Hartville silt loam, 1 to 3 percent slopes	20.46	0.6%		IIw	92				3.5			15	

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Oats Bu	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Reed canarygrass AUM	Sorghum silage Tons	S B
73254	Ocie gravelly silt loam, 8 to 15 percent slopes, very stony	20.06	0.6%		IVs									
73048	Rueter gravelly silt loam, 3 to 8 percent slopes	17.46	0.5%		IIIe		33							
73093	Gatewood very gravelly silt loam, 8 to 15 percent slopes, stony	14.61	0.4%		IVe									
73088	Rueter very gravelly silt loam, 8 to 15 percent slopes, very stony	14.12	0.4%		IVs									
73252	Pomme silt loam, 8 to 20 percent slopes, eroded	11.55	0.3%		IVe									
73016	Viraton silt loam, 3 to 8 percent slopes	11.14	0.3%		IIIw									
73090	Useful silt loam, 3 to 8 percent slopes	10.73	0.3%		IIIe									
99001	Water	7.88	0.2%											
73135	Union silt loam, 3 to 8 percent slopes	7.14	0.2%		IIIe									
74690	Moniteau silt loam, 1 to 3 percent slopes, rarely flooded	4.74	0.1%		IIIw									
73035	Gravois silt loam, 8 to 15 percent slopes	3.08	0.1%		IVs									
Weighted Average						*-	2.2	0.9	0.1	0.5	*-	*-	*-	0.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

