



# MISSOURI Land & Farm

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## 337.8 Acres M/L – Circle A Farms (South Ranch)

41 Hwy K Iberia, MO 65486

Miller County

**\$1,283,640**



### CONTACT:

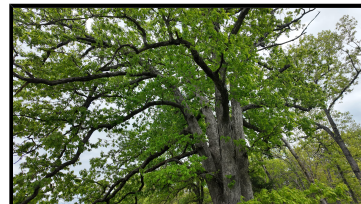
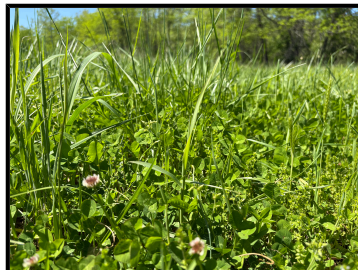


**JEFFREY QUINN**

Broker

660-734-3925

[jquinn@missourilandandfarm.com](mailto:jquinn@missourilandandfarm.com)



## **Premier 337.8-Acre Cattle and Recreational Property – Circle A Farms, South Ranch**

If you're a cattle rancher looking to expand your operation or build your forever home, this 337.8-acre tract in Miller County offers an unbeatable combination of productivity, location, and long-term potential.

Located just south of Hwy K on the east side of the renowned Circle A Farms, this property is only a short drive from Lake of the Ozarks. It's a prime spot for anyone seeking to balance hard-working ag land with the comforts of a rural lifestyle.

### **Turnkey for Livestock – Build-Ready for Your New Home**

Currently used as pasture and a feeding lot, the land is fully fenced and cross-fenced into well-maintained paddocks. It includes a functional barn and solid livestock infrastructure—ready for immediate use. The fertile Gunlock Creek bottoms support consistent forage production, making this a high-performing cattle property from day one.

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.

### **Recreational Perks & Income Potential**

Beyond the working land, the property offers excellent hunting and recreational opportunities with abundant wildlife and a mix of open and wooded terrain. For those interested in passive income, leasing hunting rights could bring in an estimated \$25 per acre—roughly \$8,445 annually.

### **Flexible for the Future**

Whether you're looking to run a larger herd, build your custom ranch home, or just looking to invest in land, this property checks all the boxes.

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**For more information or to schedule a private showing, contact Jeff Quinn at 660-734-3925.**

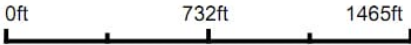


Aerial Map



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Boundary Center: 38° 1' 32.91, -92° 12' 50.3



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**14-38N-12W**  
**Miller County**  
**Missouri**

4/10/2025

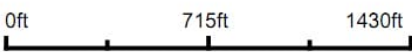
Field borders provided by Farm Service Agency as of 5/21/2008.



Aerial Map



Map Center: 38° 1' 32.84, -92° 12' 49.34



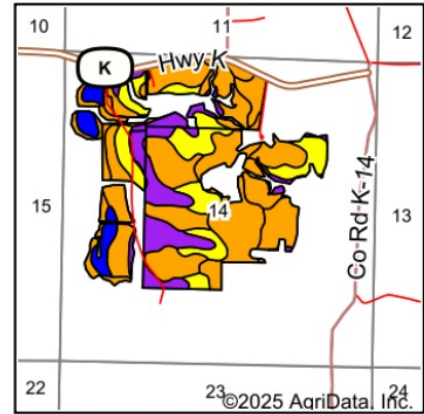
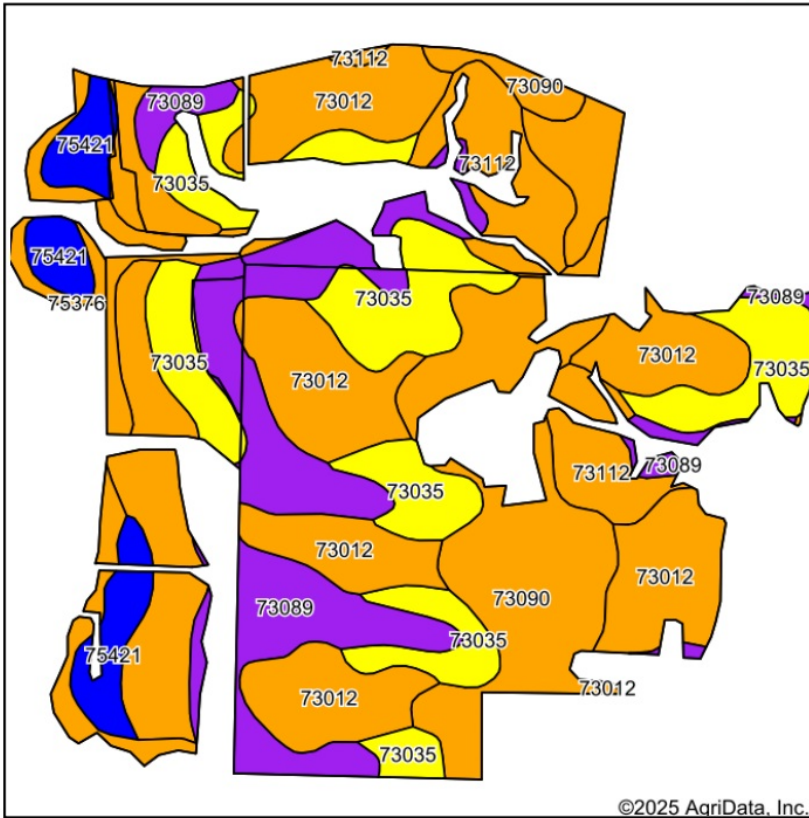
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**14-38N-12W**  
**Miller County**  
**Missouri**

4/10/2025



# Soils Map



State: **Missouri**  
 County: **Miller**  
 Location: **14-38N-12W**  
 Township: **Richwoods**  
 Acres: **235.68**  
 Date: **4/10/2025**

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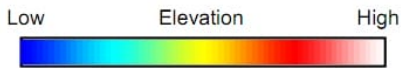
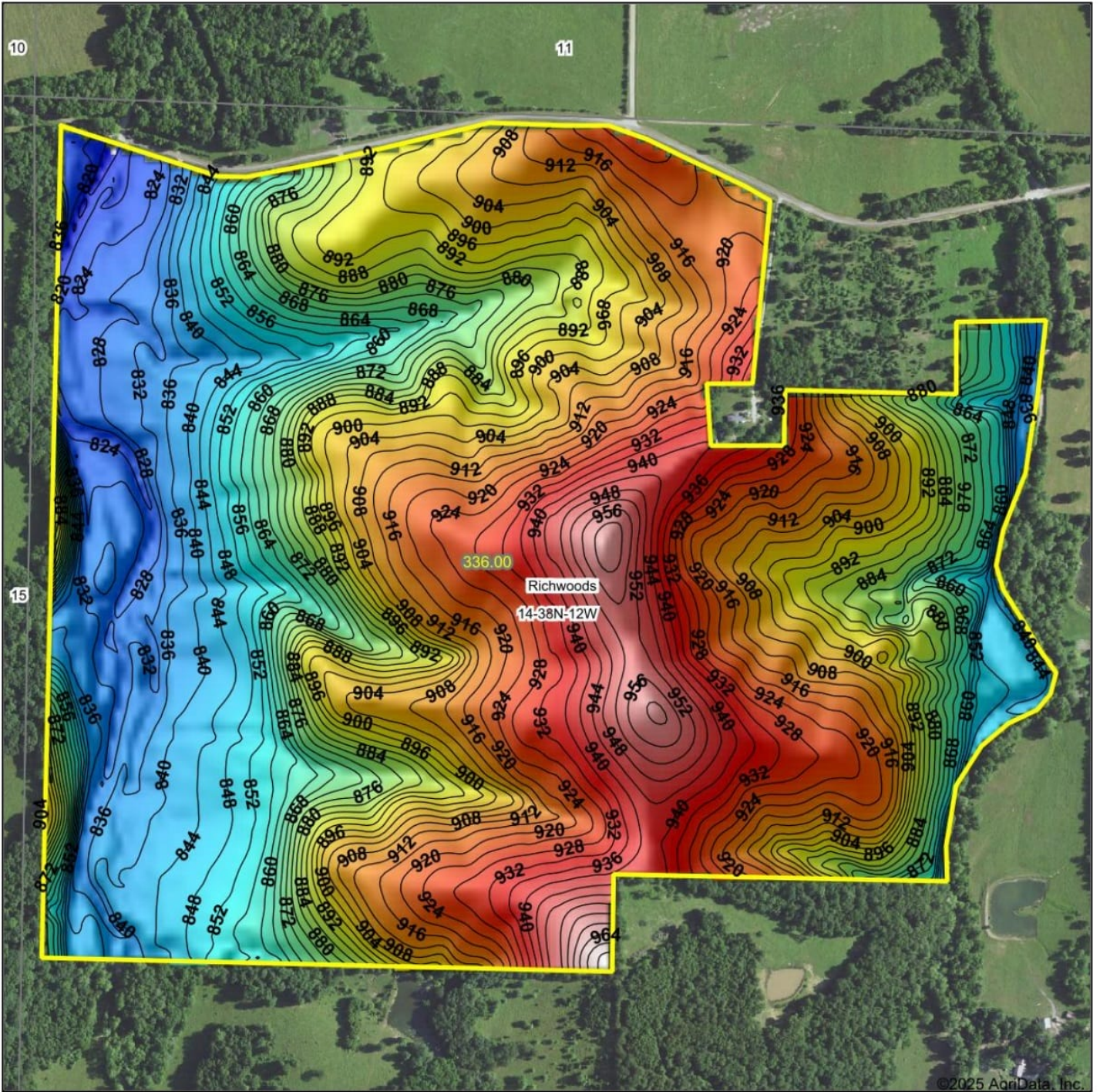
Soils data provided by USDA and NRCS.

Area Symbol: MO131, Soil Area Version: 29														
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	62.17	26.5%		IIIs									39
73035	Gravois silt loam, 8 to 15 percent slopes	42.74	18.1%		IVs									38
73089	Rueter very gravelly silt loam, 15 to 35 percent slopes, very stony	36.41	15.4%		VIe									2
73090	Useful silt loam, 3 to 8 percent slopes	33.29	14.1%		IIle									53
73190	Winnipeg silt loam, 3 to 8 percent slopes, eroded	20.22	8.6%		IIle	75	7.5	60	25	7.5		45		59
73112	Gunlock silt loam, 3 to 8 percent slopes	17.44	7.4%		IIle									58
75421	Racket silt loam, 0 to 2 percent slopes, occasionally flooded	11.90	5.0%		IIlw					38	8	4	30	67
75376	Cedargap gravelly silt loam, 0 to 2 percent slopes, frequently flooded	11.51	4.9%		IIlw									58
Weighted Average					3.59	6.4	0.6	5.1	4.1	1	0.2	3.9	1.5	*n 40.5

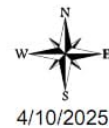
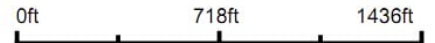
\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



# Topography Hillshade



Source: USGS 10 meter dem  
Interval(ft): 4  
Min: 811.6  
Max: 976.0  
Range: 164.4  
Average: 888.4  
Standard Deviation: 36.75 ft



**14-38N-12W**  
**Miller County**  
**Missouri**

Boundary Center: 38° 1' 32.84, -92° 12' 49.34

Maps Provided By:



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Richwoods (SE)

0 0.25 0.5 1 Miles

Township 38N - Range 12W

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