



MISSOURI Land & Farm

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360.8 Acre Macon Co. Tillable Farm w/3.7% Return!!

HWY 36, New Cambria, MO

Macon County

\$2,255,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



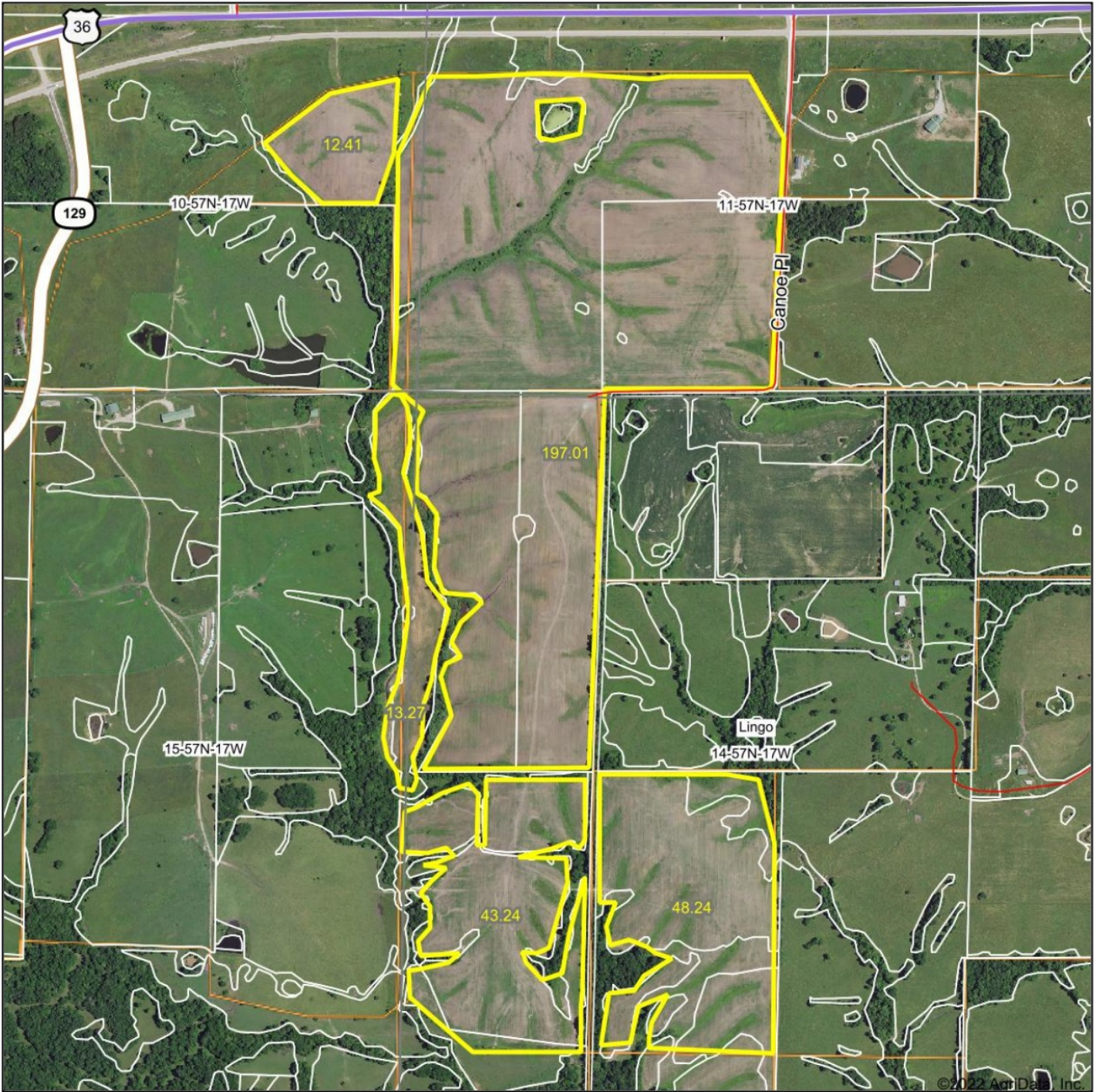
This 360.8 Acre tillable tract is conveniently located on the south side of Hwy 36 just west of New Cambria Missouri. There is an entrance off of 36 or Canoe Rd will take you into the heart of the property.

The property features rolling tillable hill ground. The farmer has stated he is currently farming 291 tillable acres. A 5 year cash rent has been put in place for \$268.31/Acre or \$78,080 in yearly income.

The Whitetail deer hunting in this area is excellent. If your not wanting to hunt it yourself a \$5000 hunting lease would raise the annual income to \$83,250. This would make the farm a 3.7% Return at the asking price.

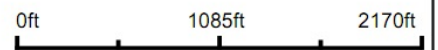
Call, email, or text Jeff Quinn 660-734-3925 for more information

Aerial Map



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Map Center: 39° 45' 18.01, -92° 46' 42.22



14-57N-17W
Macon County
Missouri

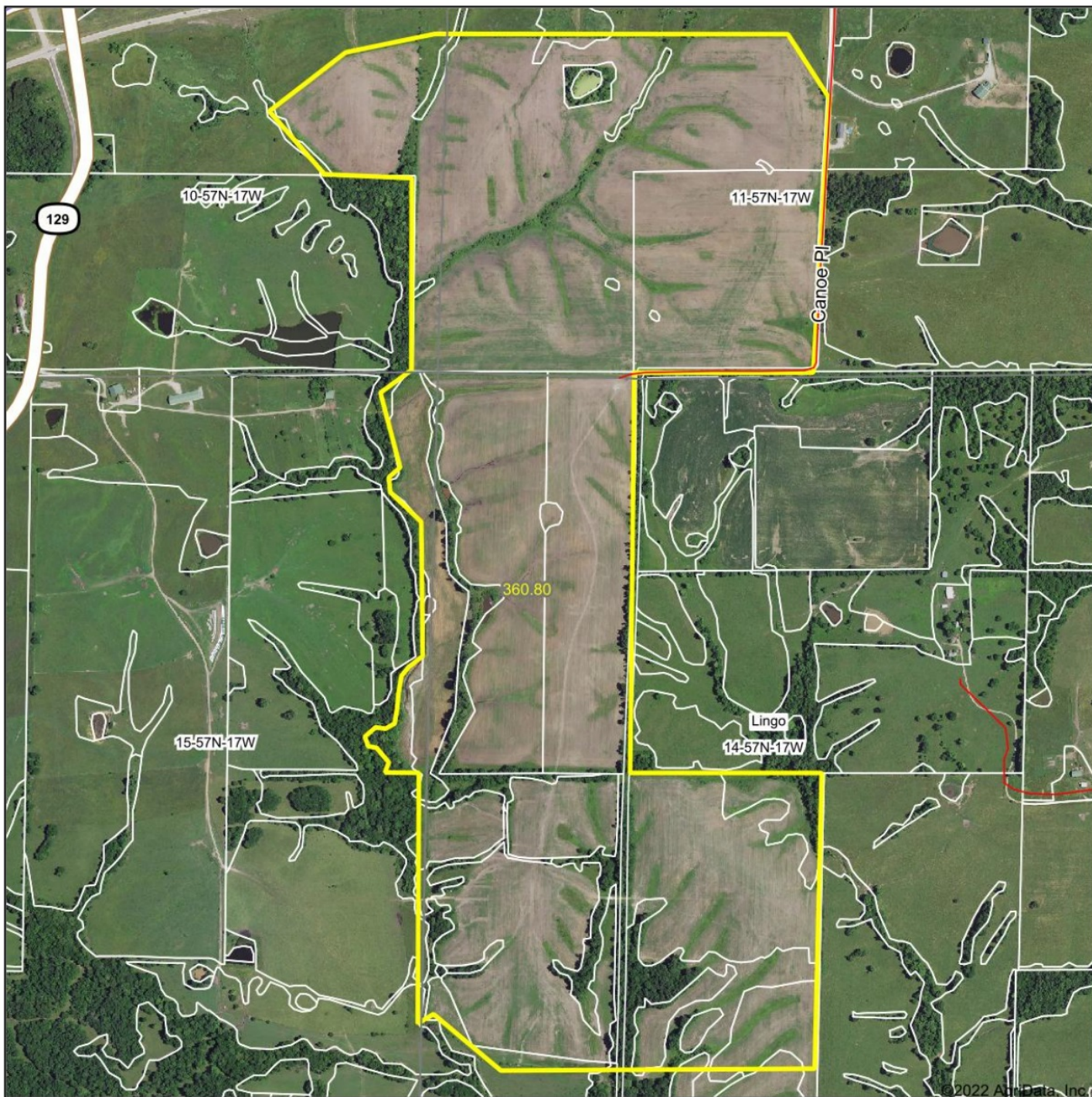


10/27/2022

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

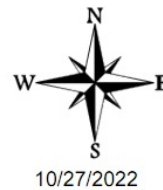
Aerial Map



Map Center: 39° 45' 16.97, -92° 46' 44.33



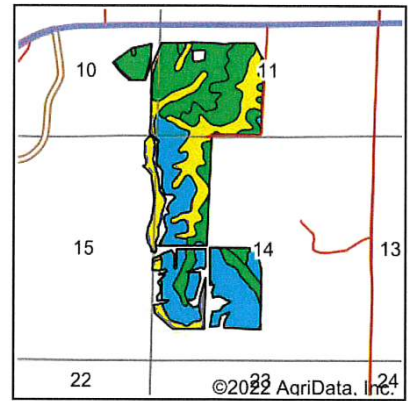
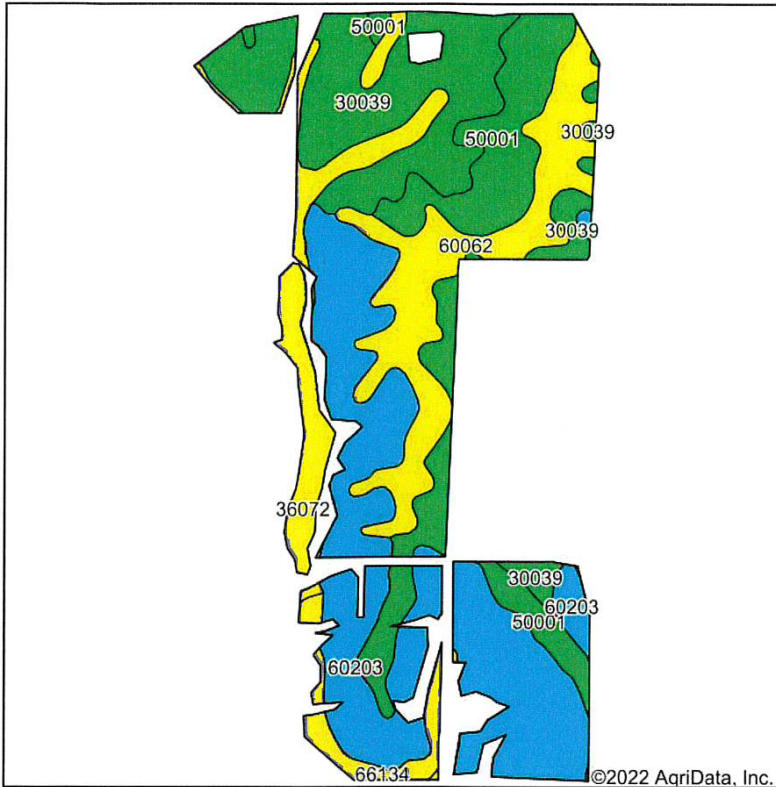
14-57N-17W
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Missouri**
 County: **Macon**
 Location: **14-57N-17W**
 Township: **Lingo**
 Acres: **314.17**
 Date: **10/27/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO121, Soil Area Version: 23

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	
60203	Purdin loam, 14 to 20 percent slopes, eroded	104.80	33.4%		Vle	5	8	7	8	7	8	46	
30039	Armstrong loam, 9 to 14 percent slopes, eroded	68.76	21.9%		IVe							46	
50001	Armstrong loam, 5 to 9 percent slopes, eroded	55.98	17.8%		IVe							49	
60062	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	51.31	16.3%		IIIe							50	
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	24.44	7.8%		IIIw			8	7	8	10	71	
66134	Tice silty clay loam, 1 to 3 percent slopes, frequently flooded	8.76	2.8%		IIIw			8	9	8	10	60	
36004	Blackoar silt loam, 0 to 2 percent slopes, frequently flooded	0.12	0.0%		IIIw							86	
Weighted Average						4.40	1.7	2.7	3.2	3.5	3.2	3.7	*n 49.5

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

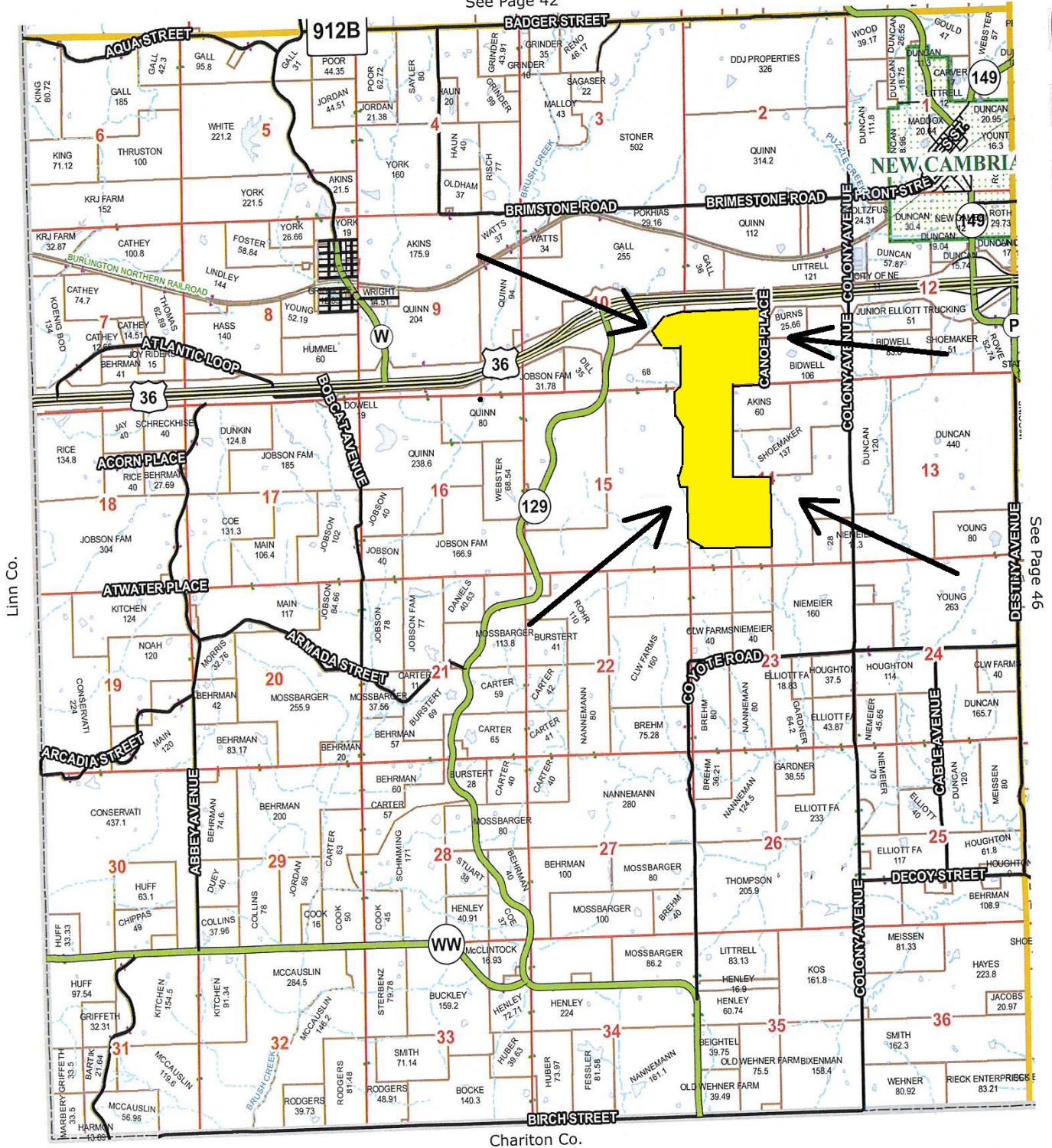
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Lingo Township 16 T-57-N R-17-W

See Page 42



Linn Co.

See Page 46

Chariton Co.