MISSOURI Land & Farm

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

327.6 ACRE MACON CO. TIMBER/TILLABLE/TURN KEY HUNTING PARADISE!!

Hwy 129, New Cambria, MO 63558

Macon County

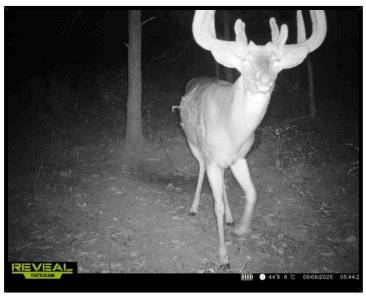
$1,769,000



CONTACT:



JEFFREY QUINN
Broker
660-734-3925
jquinn@missourilandandfarm.com







What Makes a Premier Hunting Property in the Midwest?

You've probably heard it before—location, variety, and hunting history. But when you're not just looking for *a* farm, but *the* farm…those aren't just check boxes. They're the foundation. And while price always plays a part, some places simply offer things that can't be measured in dollars and cents.

Welcome to **Lone Oaks Farms**, a legacy hunting property tucked deep into the rolling ridges, fertile bottoms, and Ag-rich heart of Macon County, Missouri. This isn't your average farm with a food plot and a tree stand. This is the kind of place that grabs you by the soul the second your boots hit the ground.

Towering white oaks whispering in the wind. The creek bottoms below winding their way through bedding sanctuaries and food-rich corridors. It's a farm that hunts bigger than its footprint thanks to smart access points, wind-friendly stand locations, and a layout that lets you disappear into the timber and emerge with memories—or antlers—you'll never forget.

Lone Oaks carries a history of producing *real* Midwest giants. And it's only gotten better. The current stewards have poured their passion into every corner: timber stand improvement, expanded bedding and browse, precision food plot architecture, aggressive predator control, and a network of stands and blinds that make this property hunt like a seasoned chessboard.

But it doesn't stop at deer. This is a true four-season sportsman's paradise. From strutting long beards in the spring to frosty mornings in the blind, Lone Oaks delivers. A newly constructed pond on the eastern portion of the farm doubles as a honey hole for fishing and an ambush point for waterfowl—strategically designed to intercept Canada Geese migrating between historic roosts and nearby reservoirs.

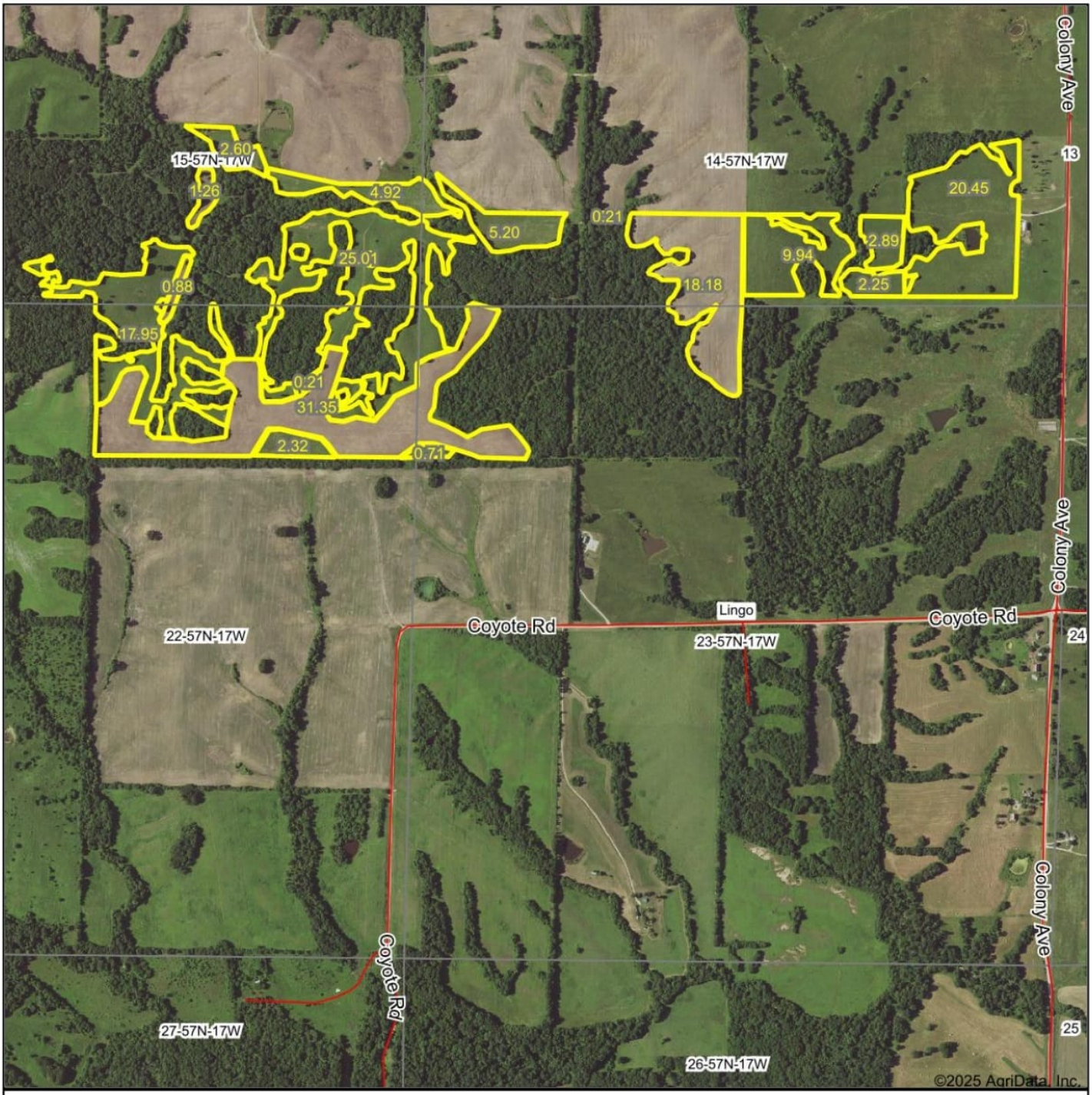
In 2024, 91 acres were reported in FSA production. The 2025 lease is locked in at $160/acre—providing income while the farmer is increasing the tillable acreage a little more. Add in native warm-season grasses, lush clover blends, green browse from the hinge cutting, and the mast from mature oaks, and you've got a nutritional buffet to hold and grow world-class wildlife.

This is the kind of property that doesn't just look good on paper. It lives up to the hype. It's where stories are written, memories are made and then passed down, generation after generation.

Clock's ticking. Properties like this don't come along often—and they don't last long when they do.

Call or text Jeff Quinn at 660-734-3925 to set foot on the kind of ground you've always dreamed about.

Aerial Map



Boundary Center: 39° 44' 36.86, -92° 46' 45.06

0ft 1261ft 2522ft

14-57N-17W
Macon County
Missouri

N W E S

4/9/2025

Maps Provided By:
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All Measurements are For FSA Programs Only

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.

Macon Co. FSA

C=CORN YEL GR NI CCM=COVRC MIX CO NI
SB=SOYBN COM GR NI
WHT=WHEAT SRW GR NI
ALF=ALFAL FG NI
P=MIXFG IGS GZ NI
H=MIXFG IGS FG NI
CCC=COVRC CEG CO NI
LS=MIXFG IGS LS NI
*Unless notated on Map

1:4,800

Program Year: 2025

Created: 10/1/2024

Flown: 2022-6-20

clu
crp
plss

Farm 8600
Tract 10528



crp
clu
plss

Farm 8560
Tract 11445

C=CORN YEL GR NI CCM=COVRC MIX CO NI
SB=SOYBN COM GR NI
WHT=WHEAT SRW GR NI
ALF=ALFAL FG NI
P=MIXFG IGS GZ NI
H=MIXFG IGS FG NI
CCC=COVRC CEG CO NI
LS=MIXFG IGS LS NI
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Macon Co. FSA

Program Year: 2025

Created: 10/1/2024

Flown: 2022-6-20

All Measurements are For FSA Programs Only

1:8,260

Wetland Determination Identifiers

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1:4,800

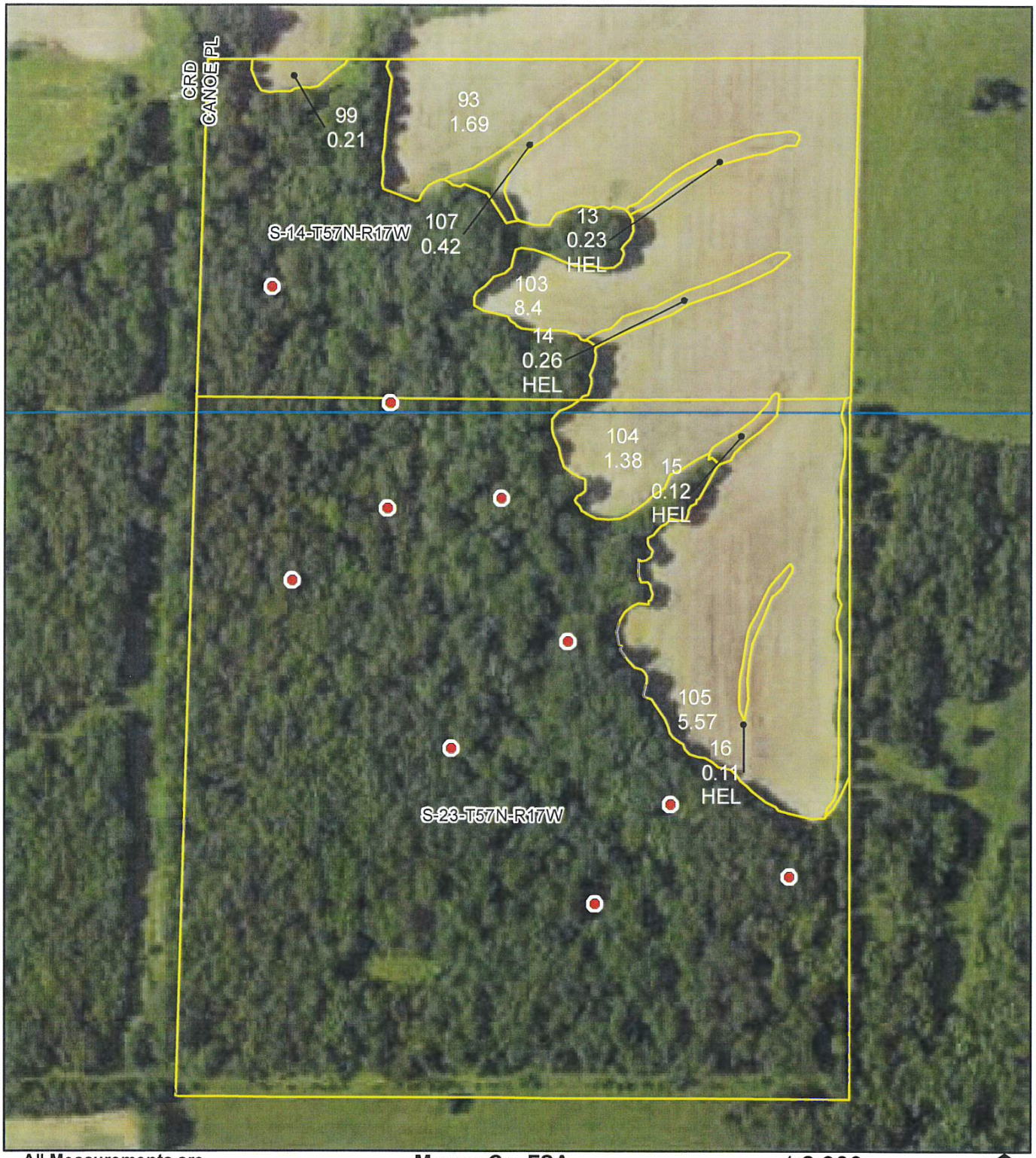
Program Year: 2025

Created: 10/1/2024

Flown: 2022-6-20

clu
crp
plss

Farm 8560
Tract 11447



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ALF=ALFAL FG NI
P=MIXFG IGS GZ NI
H=MIXFG IGS FG NI
CCC=COVRC CEG CO NI
LS=MIXFG IGS LS NI
*Unless notated on Map

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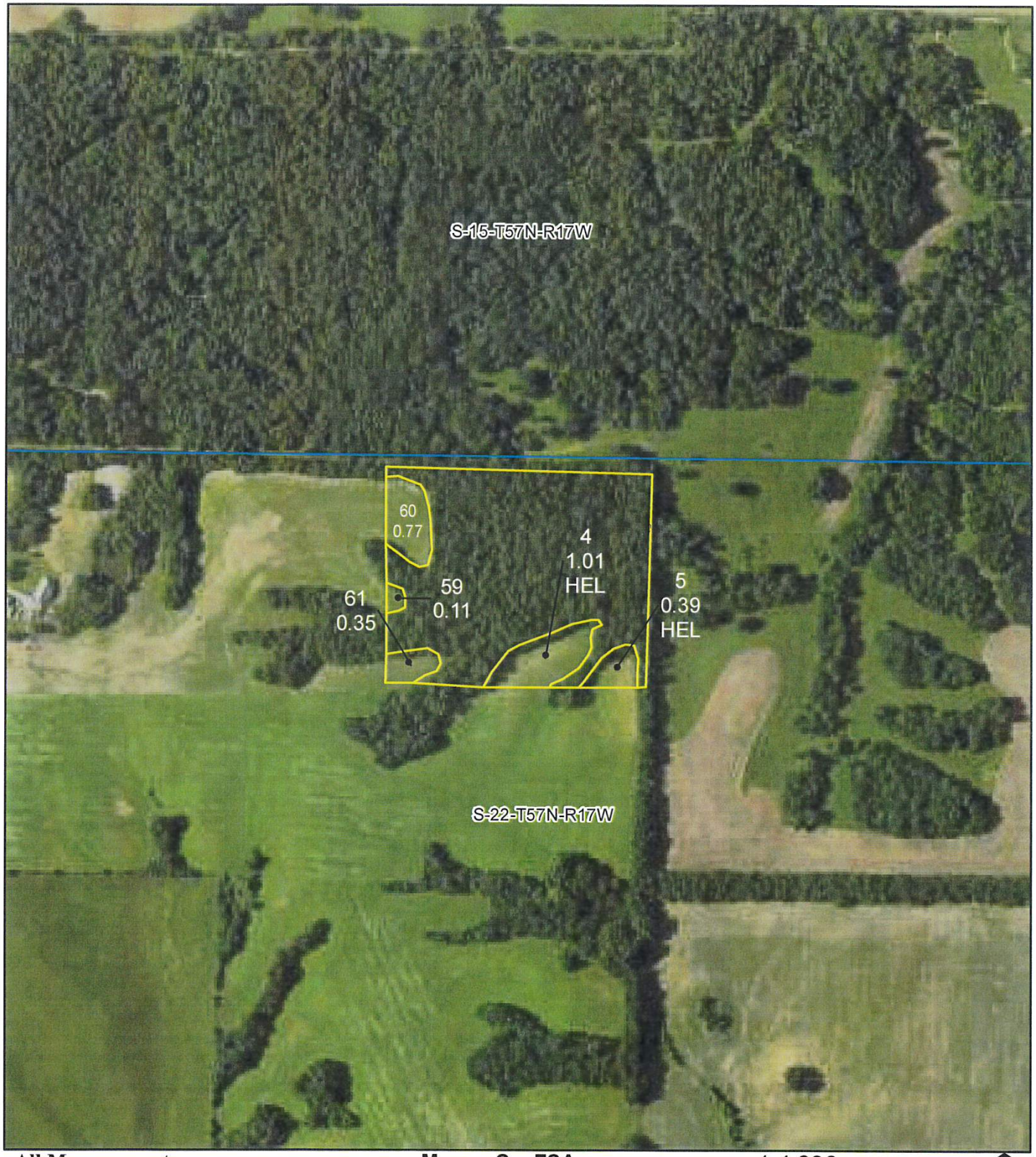
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Created: 10/1/2024

Flown: 2022-6-20

clu
crp
plss

Farm 8560
Tract 11449



All Measurements are For FSA Programs Only

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H=MIXFG IGS FG NI
CCC=COVRC CEG CO NI
LS=MIXFG IGS LS NI
*Unless notated on Map

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Program Year: 2025

Created: 4/11/2025

Flown: 2022-6-20

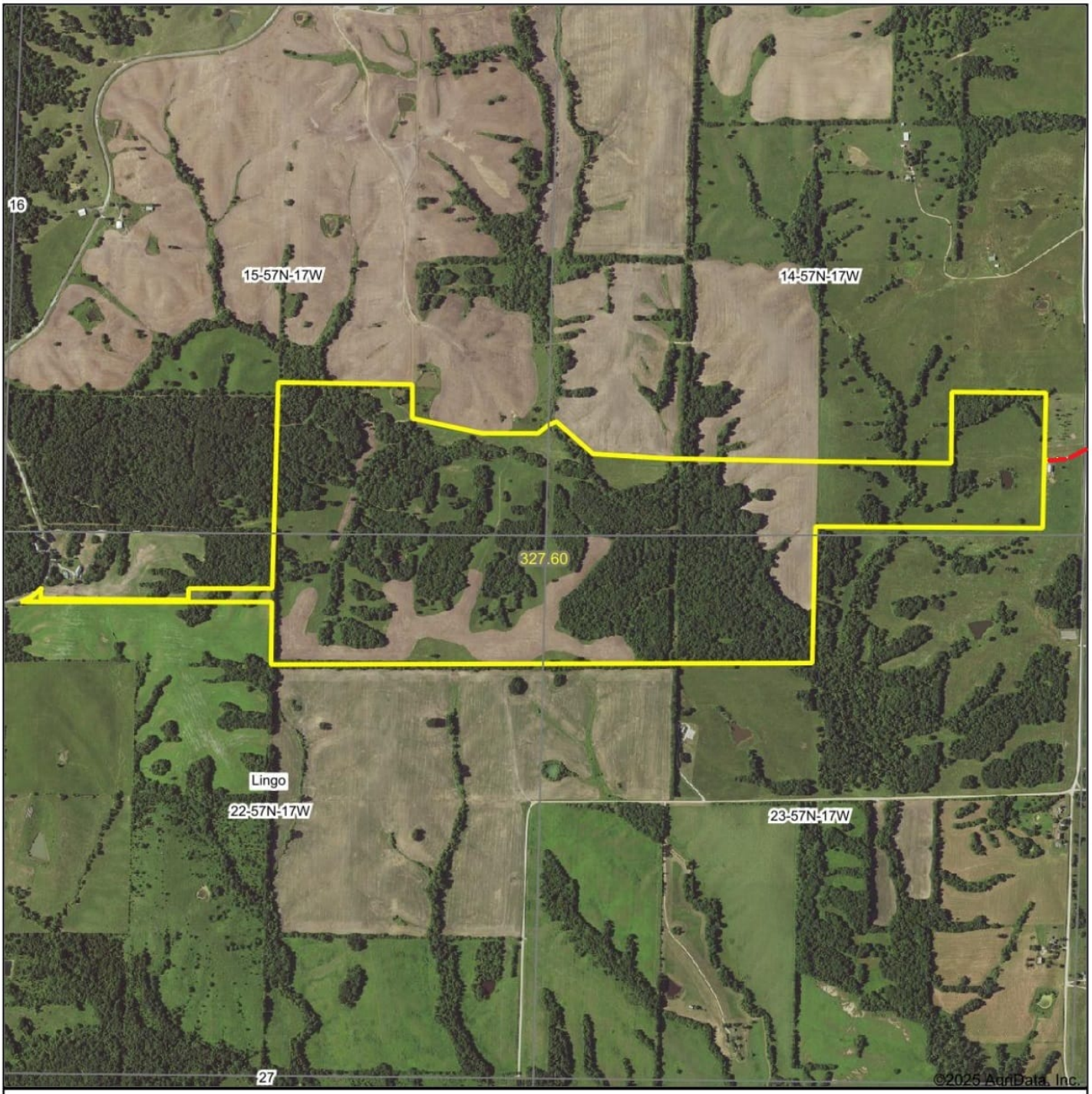
clu
crp
plss

Farm 9138
Tract 11962

FA

FA

Aerial Map



Boundary Center: 39° 44' 36.93, -92° 46' 57.28

0ft 1513ft 3026ft

15-57N-17W
Macon County
Missouri

N
W E
S

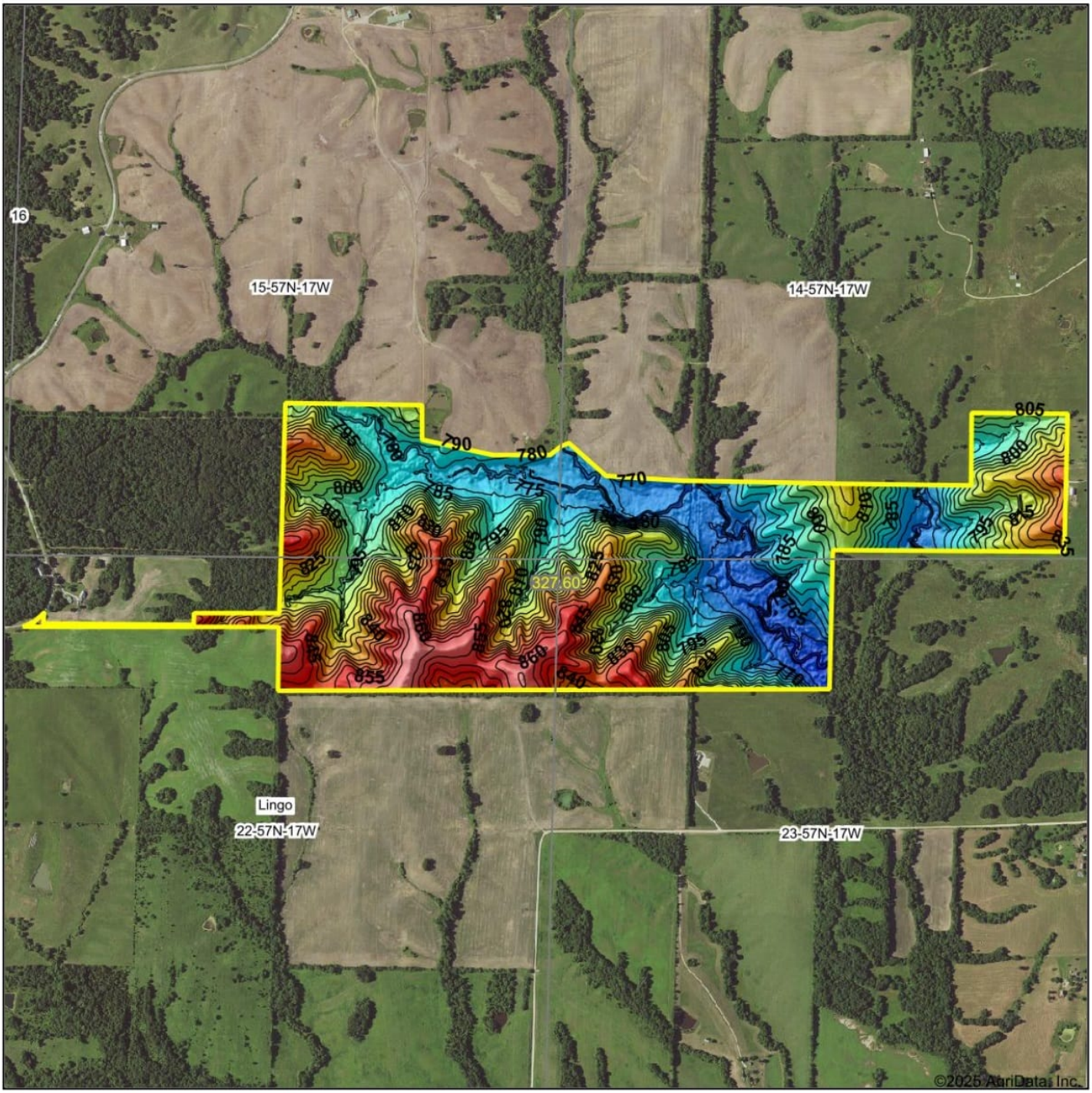
9/10/2025

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FA

FA

Topography Hillshade



Low Elevation High

Source:	USGS 3 meter dem
Interval(ft):	5
Min:	748.8
Max:	886.1
Range:	137.3
Average:	807.0
Standard Deviation:	29.07 ft

0ft 1486ft 2972ft

N W E S

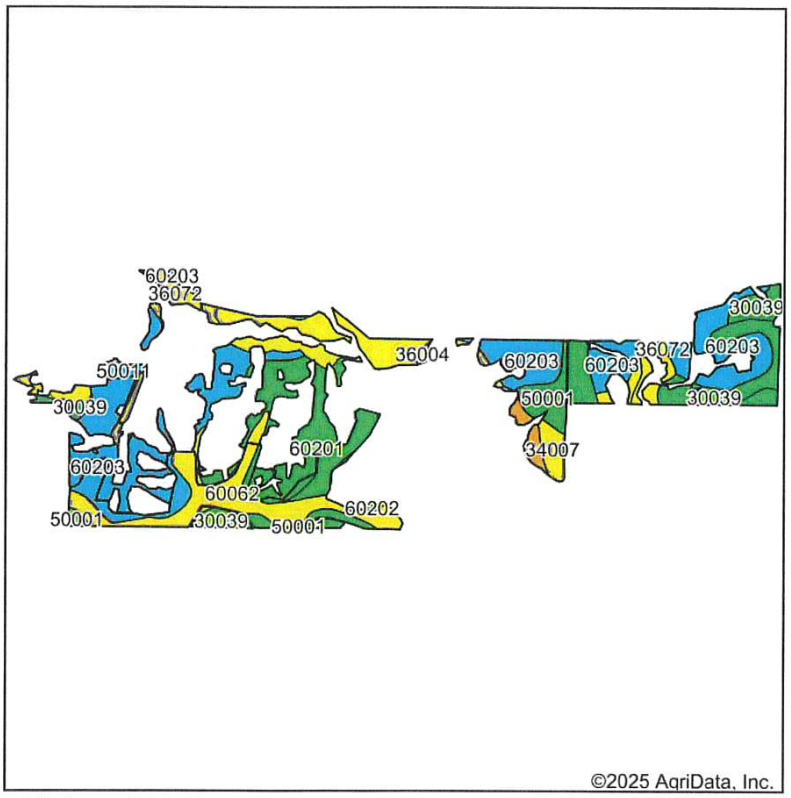
9/10/2025

15-57N-17W
Macon County
Missouri

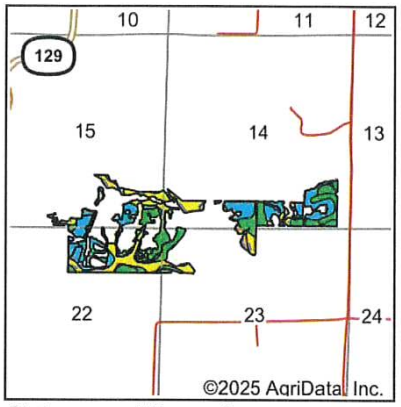
Boundary Center: 39° 44' 36.93, -92° 46' 57.28

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Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Macon**
Location: **14-57N-17W**
Township: **Lingo**
Acres: **146.33**
Date: **4/9/2025**

Maps Provided By:
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N W E S

Area Symbol: MO121, Soil Area Version: 28

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	48.21	33.0%		VIe	5	7	6	7	6	7	44
60062	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	20.09	13.7%		IIIe							49
50001	Armstrong loam, 5 to 9 percent slopes, eroded	19.51	13.3%		IVe							49
60201	Purdin clay loam, 20 to 35 percent slopes, eroded	15.74	10.8%		IVe	5	8	7	8	7	8	9
30039	Armstrong loam, 9 to 14 percent slopes, eroded	14.02	9.6%		IVe							46
66134	Tice silty clay loam, 1 to 3 percent slopes, frequently flooded	12.45	8.5%		IIIw			8	9	8	10	59

Soils data provided by USDA and NRCS.

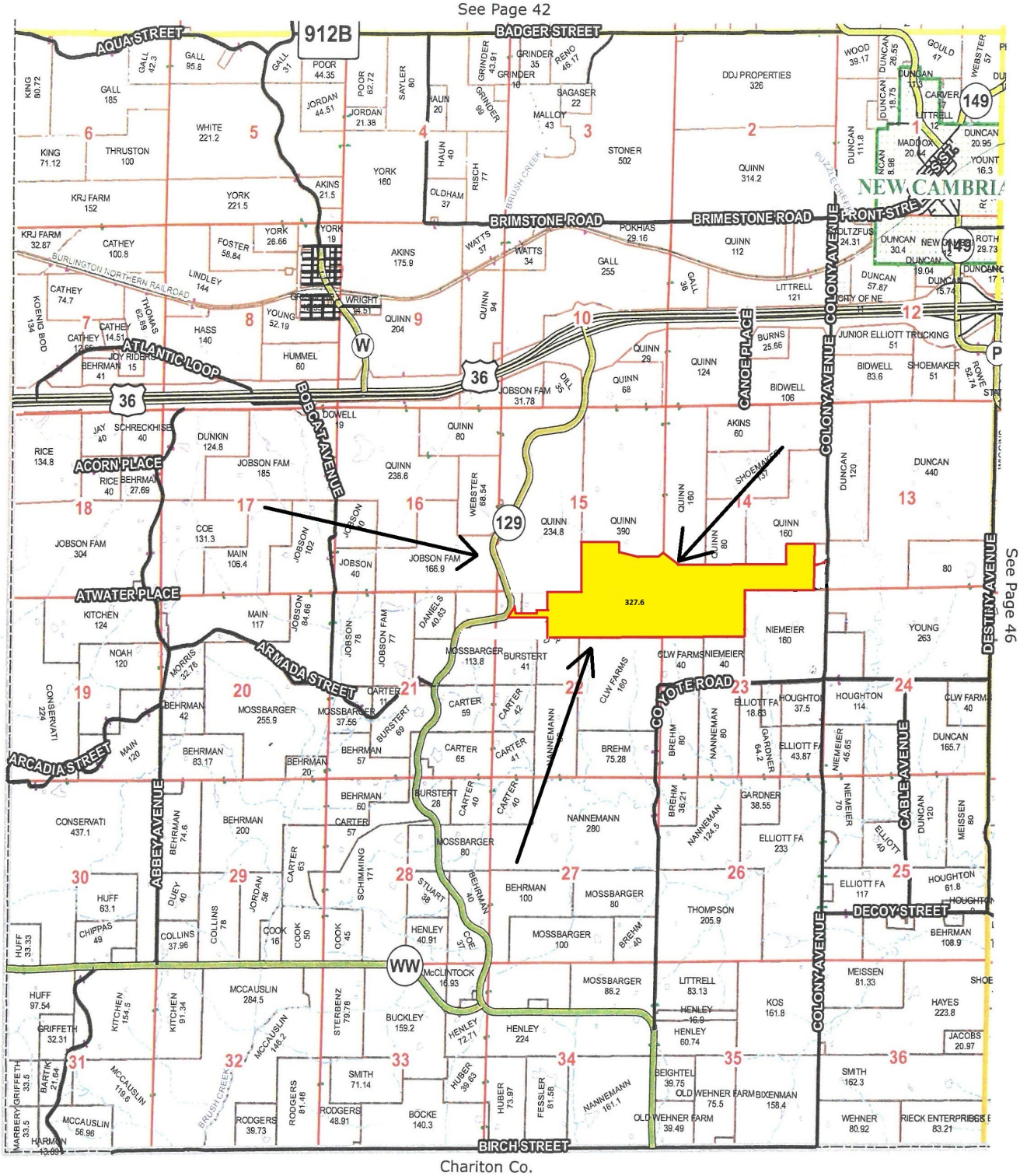
Maps Provided By:
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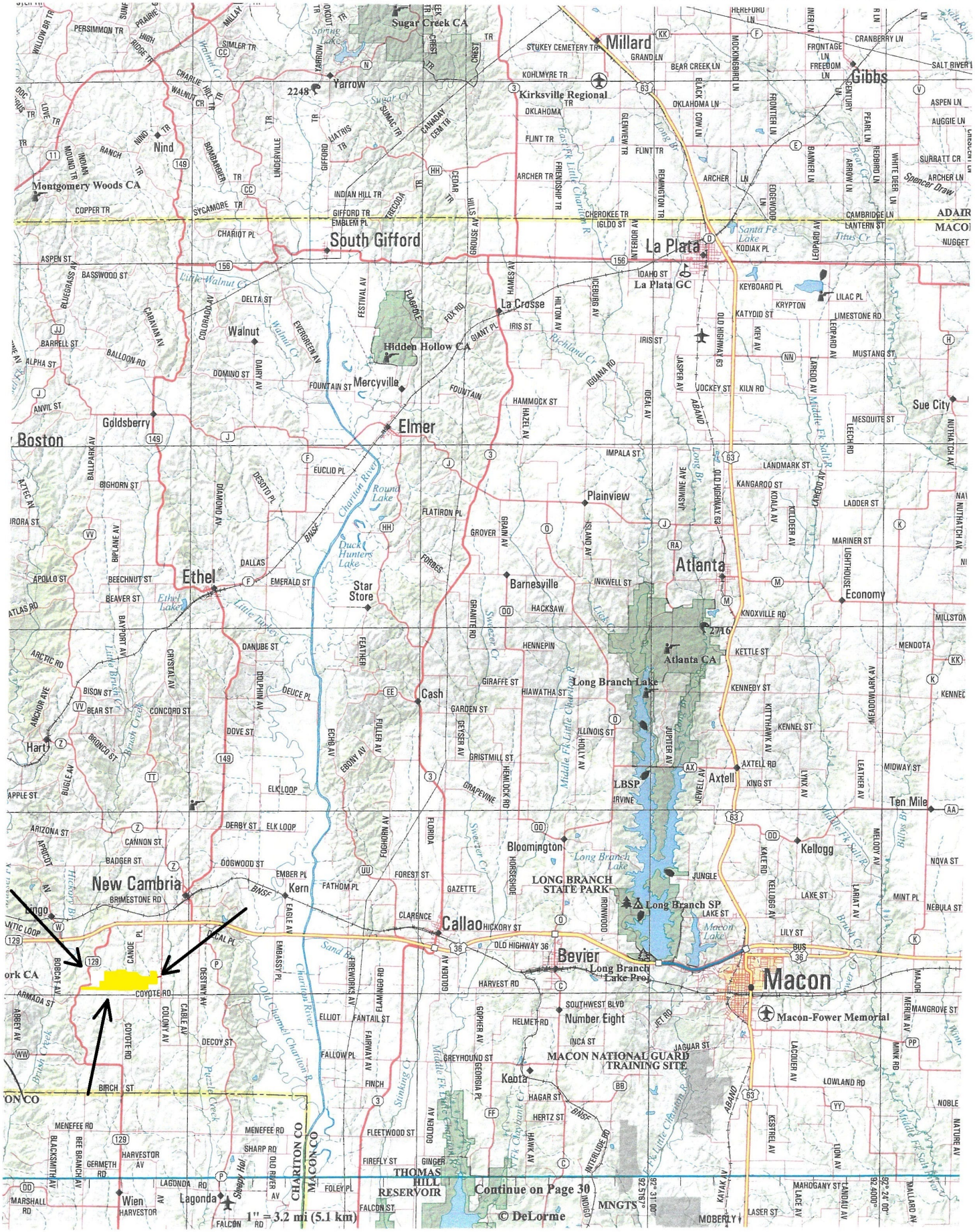
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	4.50	3.1%		IIIw			8	7	8	10	70
34007	Gifford silt loam, 5 to 9 percent slopes, eroded	3.97	2.7%		IIIe			7	6	7	8	63
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.36	1.6%		IIw							67
50011	Winnegan loam, 20 to 35 percent slopes	2.20	1.5%		VIe	5	7	6	7	6	7	10
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	2.08	1.4%		IIIw			8	7	8	8	56
36004	Blackoar silt loam, 0 to 2 percent slopes, frequently flooded	0.86	0.6%		IIIw							85
60202	Purdin loam, 14 to 20 percent slopes	0.34	0.2%		VIe	5	7	6	7	6	7	45
			Weighted Average		**4.36**	**2.3**	**3.3**	**4.1**	**4.5**	**4.1**	**4.8**	***n 44.6**

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

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

See Page 42




Sugar Creek CA
Millard
Gibbs
Yarrow
Kirksville Regional
Nind
Montgomery Woods CA
South Gifford
La Plata
La Plata GC
La Crosse
Walnut
Hidden Hollow CA
Mercyville
Elmer
Goldsberry
Boston
Sue City
Plainview
Atlanta
Ethel
Star Store
Barnesville
Economy
Atlanta CA
Cash
Long Branch Lake
Hart
Axtell
Ten Mile
Bloomington
Kellogg
New Cambria
Kern
LONG BRANCH STATE PARK
Long Branch SP
Lingo
Callao
Bevier
Long Branch Lake Proj
Macon
Macon-Fower Memorial
Number Eight
MACON NATIONAL GUARD TRAINING SITE
Kenta
Wien
Lagonda
THOMAS HILL RESERVOIR
CHARITON CO
MACON CO
Continue on Page 30
1" = 3.2 mi (5.1 km)
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