MISSOURI Land & Farm

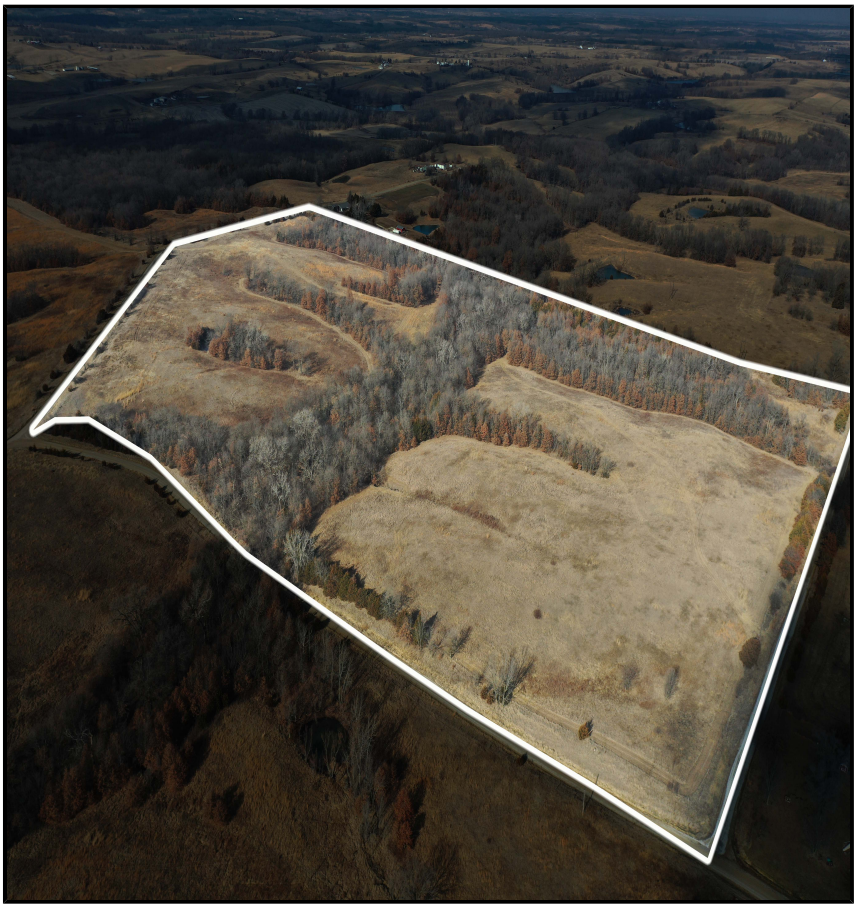
www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

58.9 Acre Affordable CRP/Hunting Farm!!

Lyman Road, Bucklin, MO 64631

Linn Co.

$247,380



CONTACT:



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







This 58.9 acre farm offers a great place to build, hunt, or just enjoy a recreational getaway.

The timber and layout on the farm offers a couple great tower blinds stand locations along with ladder stands for whitetail deer hunting. There should also be opportunity for turkeys and small game on the property as well. The layout provides easy access to whichever wind or direction you decide to hunt from. Although there is plenty of road access the farm is well hidden from the roads due to the layout.

The farm also features 33.15 acres of CRP to add bedding and nesting cover. The CRP carries with it an annual payment of $3,401 per year and expires 9/30/2030.

For more information call or text Jeff Quinn 660-734-3925



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)

Linn Co. FSA

Corn Yellow Grain=C, SoybeansComGrain=SB
Covrc-ceg-co=CCC, Covrc-bob-co=CCB
Sorghum Grain=Milo, Wheat Winter=SRW
Oats Spring Grain=O, Mix FG LS=LS
Wheat Hard Winter Grain=HRW
Mixed Forage LGM Graze=GZ
Mixed Forage LGM Forage=FG
Failed=F, Prevent Plant=PP
*Unless notated on Map

1 inch equals 281 feet

Program Year: 2023
Created: 12/20/2022
Flown: 2022-6-28

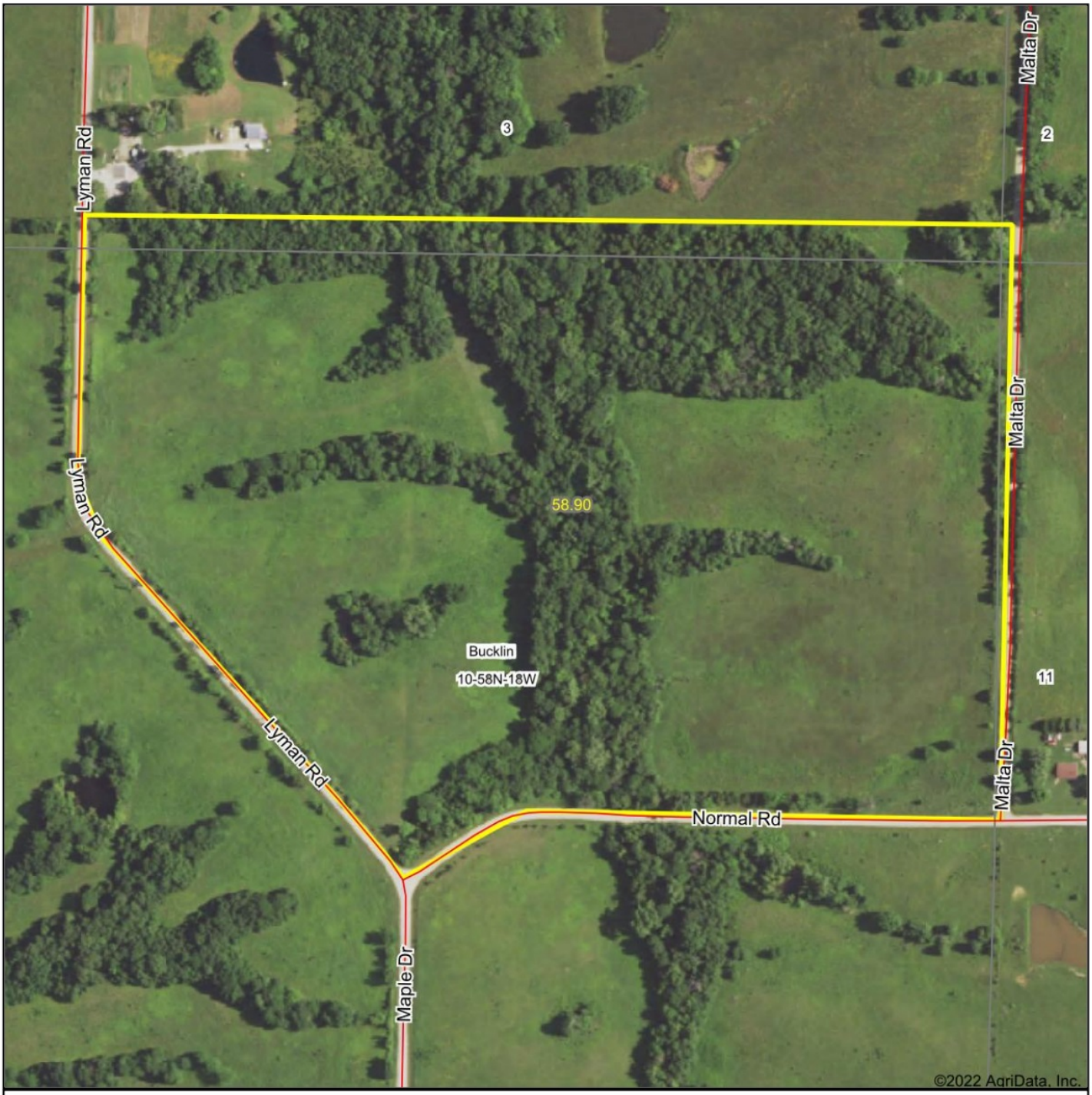
clu
crp
plss

Farm 6171
Tract 5120

FA

FA

Aerial Map



Map Center: 39° 51' 36.2, -92° 53' 43.21

0ft 346ft 691ft

10-58N-18W
Linn County
Missouri

N
W E
S

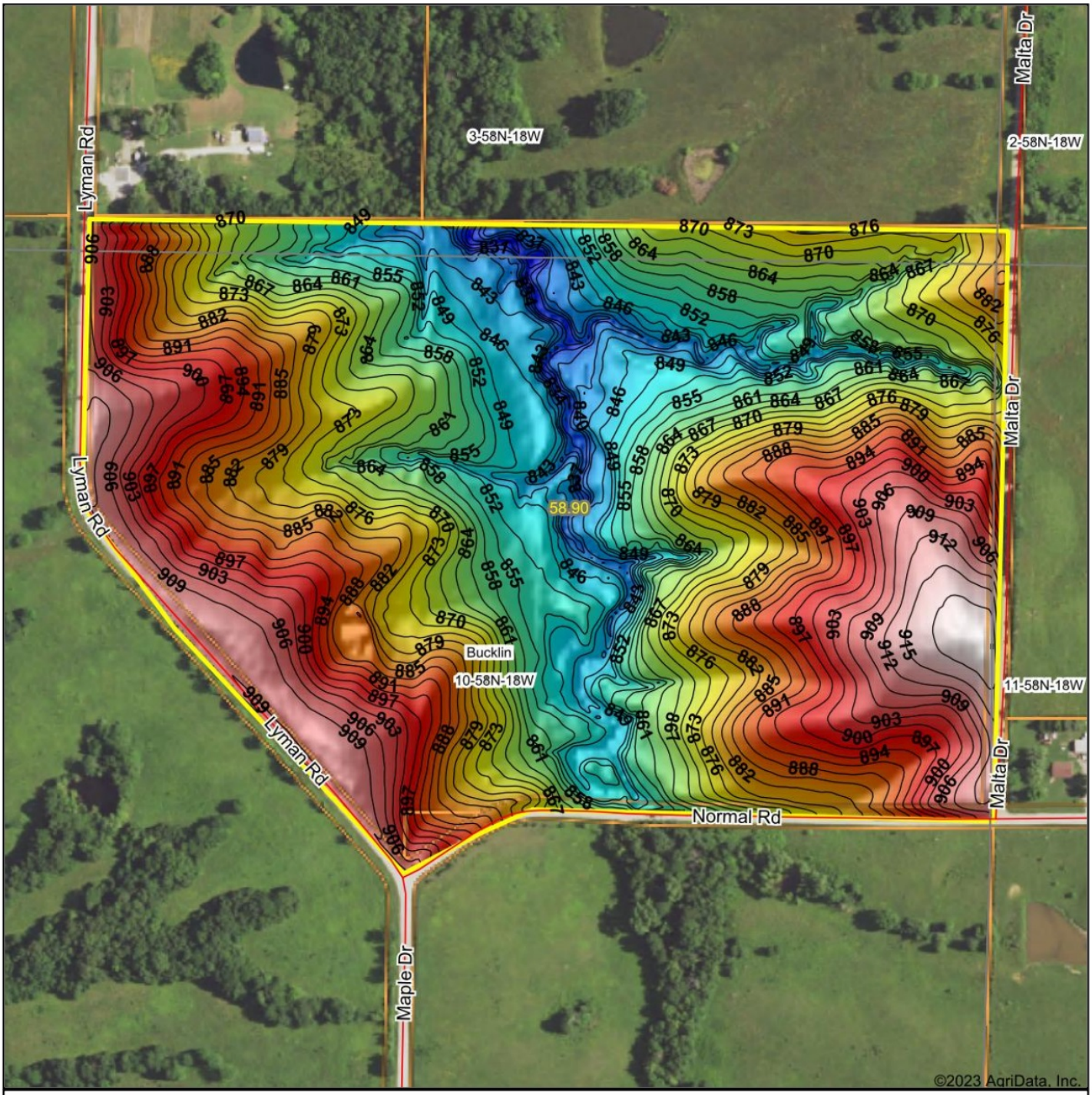
12/26/2022

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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FA

FA

Topography Hillshade



Low Elevation Hig

Source:	USGS 3 meter dem
Interval(ft):	3
Min	825.8
Max:	920.7
Range:	94.9
Average:	876.2
Standard Deviation:	21.98 ft

0ft 348ft 697ft

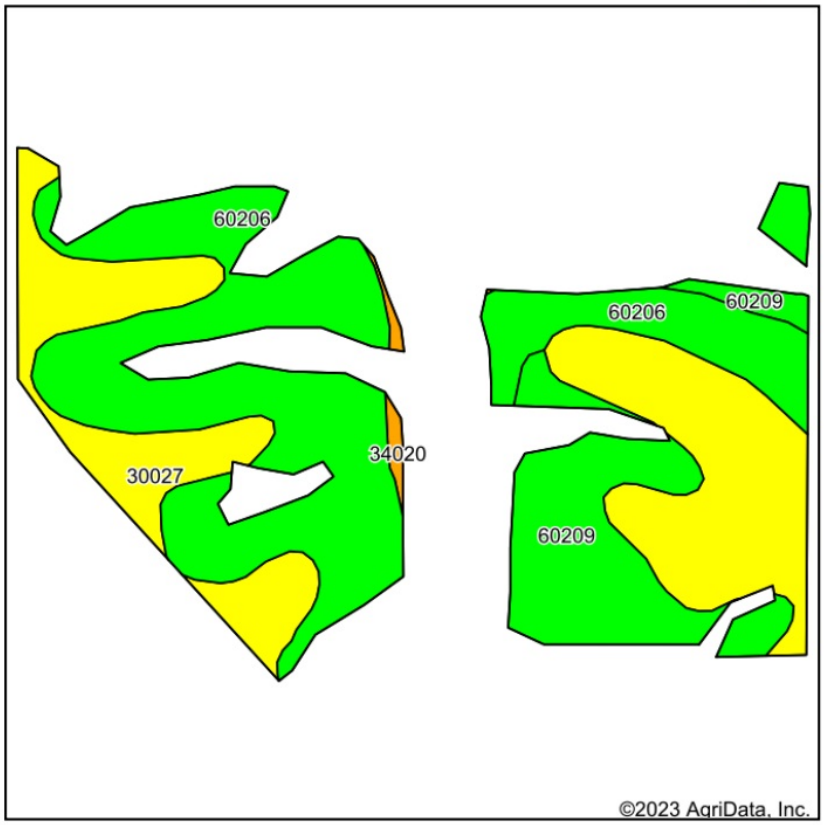
1/4/2023

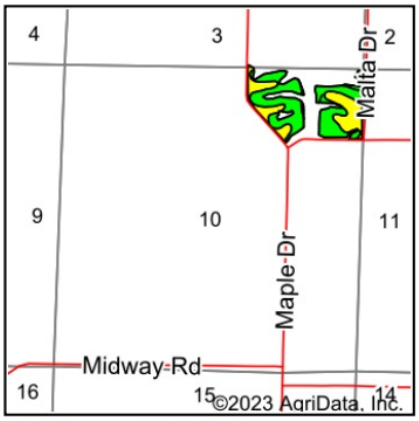
10-58N-18W
Linn County
Missouri

map center:39° 51' 37.73, -92° 53' 42.97

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Soils Map





State: **Missouri**
County: **Linn**
Location: **10-58N-18W**
Township: **Bucklin**
Acres: **33.15**
Date: **1/4/2023**

Maps Provided By:
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N W E S

Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 26

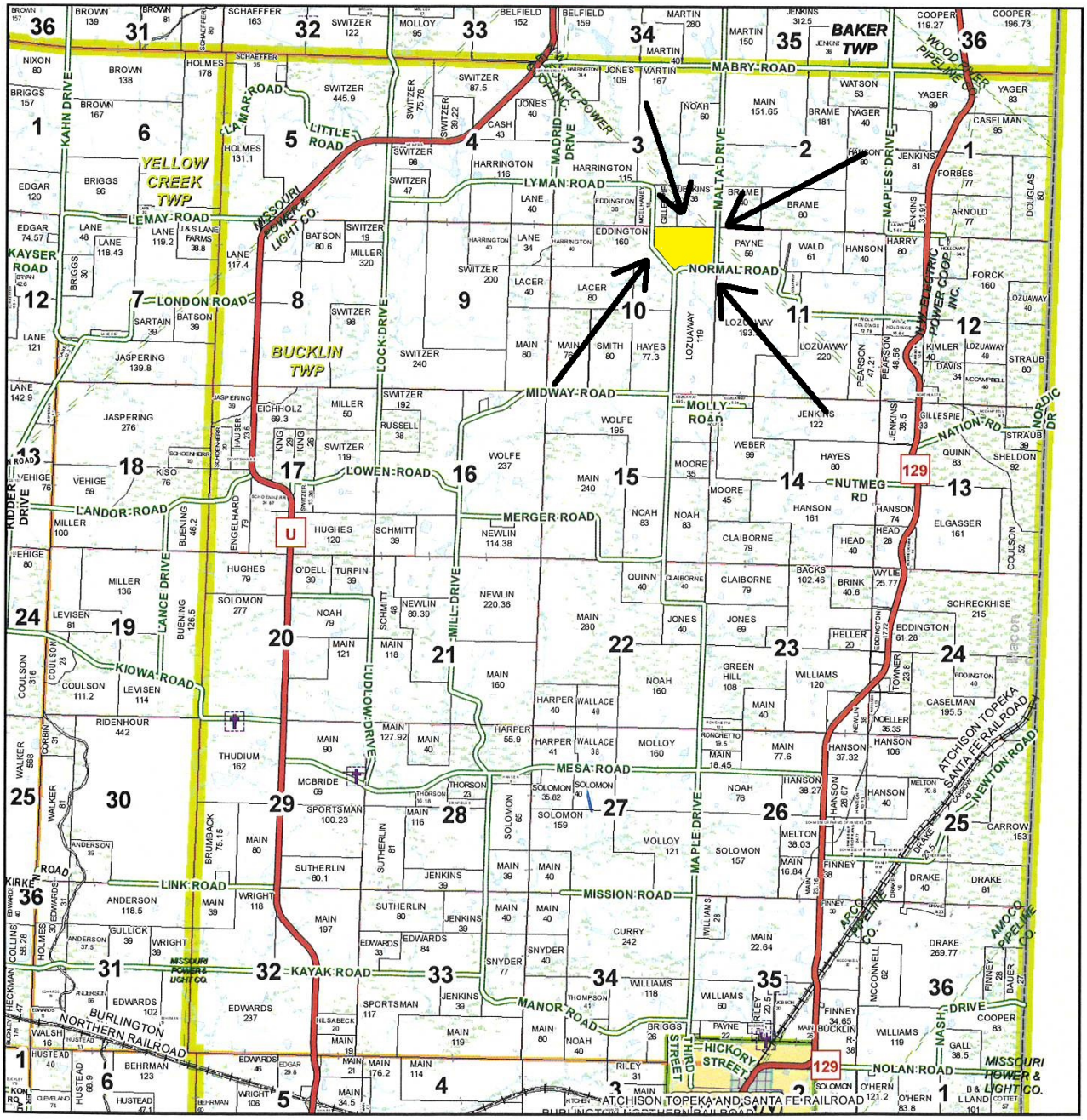
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
60206	Purdin clay loam, 14 to 20 percent slopes, eroded	14.75	44.5%		IVe	5	7	6	7	6	7	46
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	11.89	35.9%		IIIe							42
60209	Purdin loam, 9 to 14 percent slopes, eroded	6.22	18.8%		IVe	5	7	6	7	6	7	51
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	0.29	0.9%		IIw							59
			Weighted Average		**3.62**	**3.2**	**4.4**	**3.8**	**4.4**	**3.8**	**4.4**	***n 45.6**

*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.

T58N-R18W

See Page 38



See Page 58

January 18, 2017

Linn County Commission

Dick King - Presiding Commissioner
Mike Brown - 1st District Commissioner
Josh Muck - 2nd District Commissioner

Data Courtesy Linn County Geographic Information System

Marlene Graves - Assessor / GIS Manager

This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 5 ac labeled

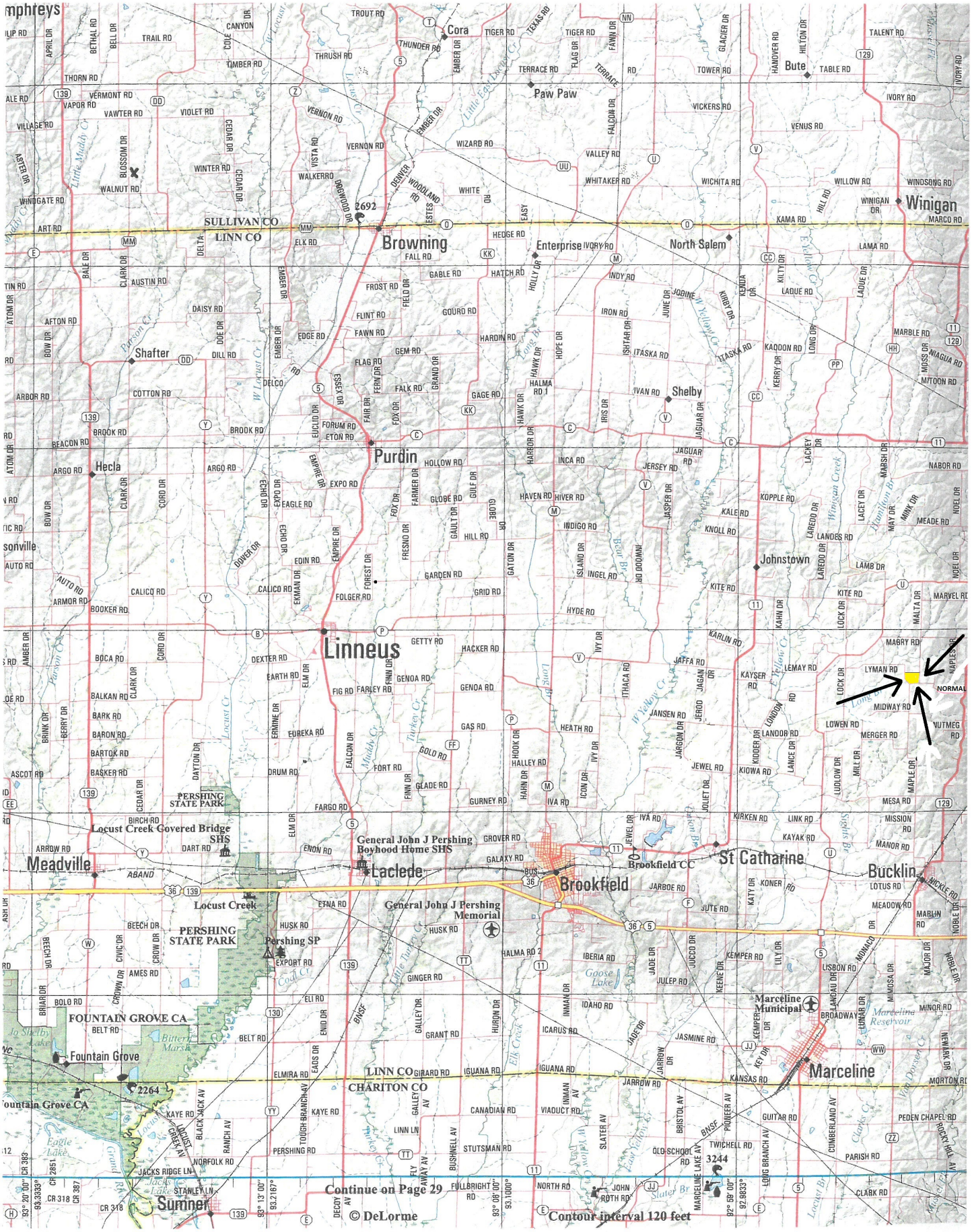
GIS & Map Development By:

MIDLAND GIS Solutions
www.midlandgis.com

0 1,000 2,000 4,000 Feet
0 0.25 0.5 0.75 Miles

R22W | R21W | R20W | R19W | R18W
T60N | T59N | T58N | T57N

Legend
County Boundary
City Limits
Township-Range
Sections
Political Township
Water
Land Ownership
Subdivisions
US Highways
ST Highways
CO Highways
Streets
Rail Roads
Streams
Land Hooks
Bridges
Cemeteries


Cora
Paw Paw
Bute
Winigan
SULLIVAN CO
LINN CO
Browning
Enterprise
North Salem
Shafter
Shelby
Purdin
Hecla
Johnstown
Linneus
Meadville
Laclede
Brookfield
St Catharine
Bucklin
Locust Creek
PERSHING STATE PARK
Locust Creek Covered Bridge SHS
General John J Pershing Boyhood Home SHS
General John J Pershing Memorial
Pershing SP
Brookfield CC
Marceline Municipal
Marceline
Fountain Grove
FOUNTAIN GROVE CA
CHARITON CO
Sumner
Continue on Page 29
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Contour interval 120 feet