



MISSOURI Land & Farm

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

64 acres of Locust Creek, Browning Bottoms Farm Ground!! Possible 4%+ Return

Edge Road, Browning, MO

Linn County

\$275,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

This 64 acre bottom farm is located just southwest of Browning, MO. Featuring 58 Tillable acres this farm is sure to bring in a nice Return. Cash rents of \$160-\$200 are possible. A cash rent of \$175/acre would provide \$10,150 annual farm income. Add another \$1000 for a hunting lease, and you have \$11,150 yearly income and a 4% return. Access from dead end road or easement. Owner would also sell additional acres for \$2300/acre. Call or Text Jeff Quinn today for more information. 1-660-734-3925



crp
 du
 plss
Farm 536
Tract 666

Corn Yellow Grain=C, Popcorn=Pop
 Soybeans Com Grain=SB, Covrc -ceg-co=CCC
 Sorghum Grain=Milao, COvrc-bob-co=CCb
 Wheat Sort Winter=SRW
 Wheat Hard Winter Grain= HRW
 Mixed Forage LGM Graze=P
 Oats Spring Grain=O, Mix FG LS=LS
 Mixed Forage LGM Forage=H

Linn Co. FSA
 1 inch equals 517 feet

Program Year: 2019
 Created: 4/9/2019 **All Measurements are**
 Flown: 2016-06-09 **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.



Aerial Map



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Map Center: 39° 59' 36.88, -93° 11' 48.83



25-60N-21W
Linn County
Missouri

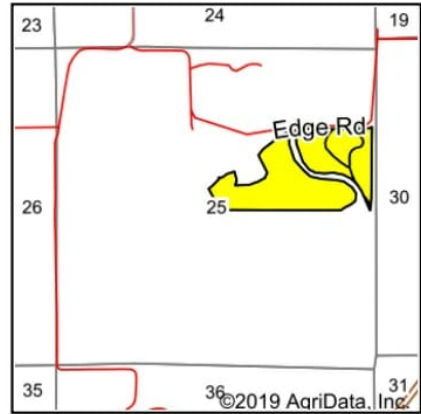
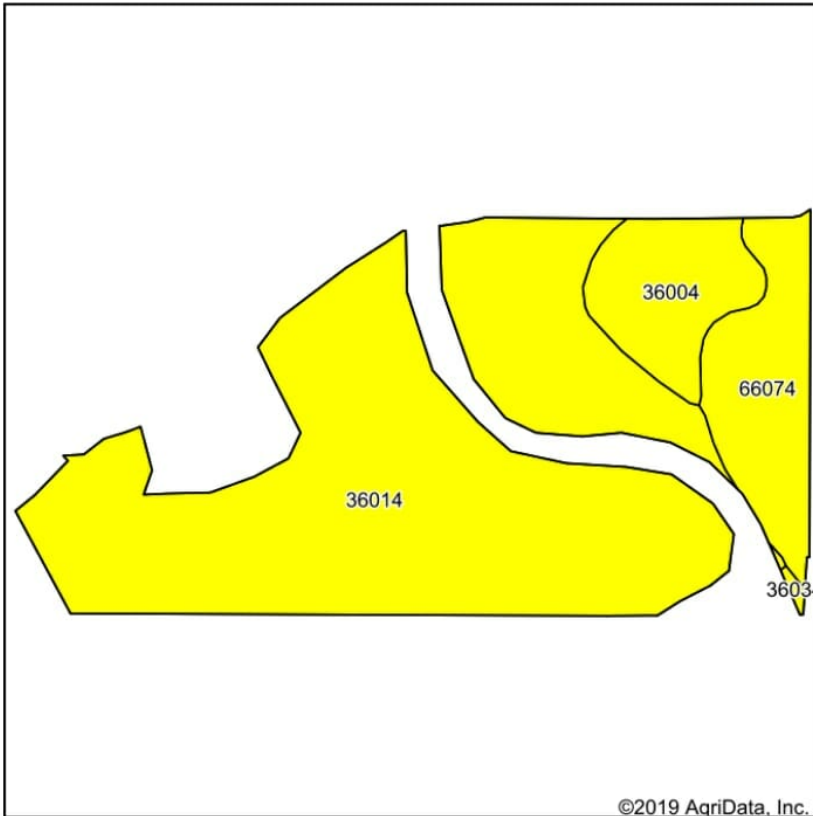


1/21/2020

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils Map



State: **Missouri**
 County: **Linn**
 Location: **25-60N-21W**
 Township: **Benton**
 Acres: **57.82**
 Date: **1/21/2020**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	44.79	77.5%		IIIw	8	8	8	9	53
66074	Chequest silty clay loam, 0 to 2 percent slopes, frequently flooded	7.18	12.4%		IIIw	8	7	8	9	23
36004	Blackoar silt loam, 0 to 2 percent slopes, frequently flooded	5.71	9.9%		IIIw					53
36034	Portage silty clay, 0 to 2 percent slopes, frequently flooded, frequently ponded	0.14	0.2%		IIIw	8	7	8	9	28
Weighted Average						7.2	7.1	7.2	8.1	*n 49.2

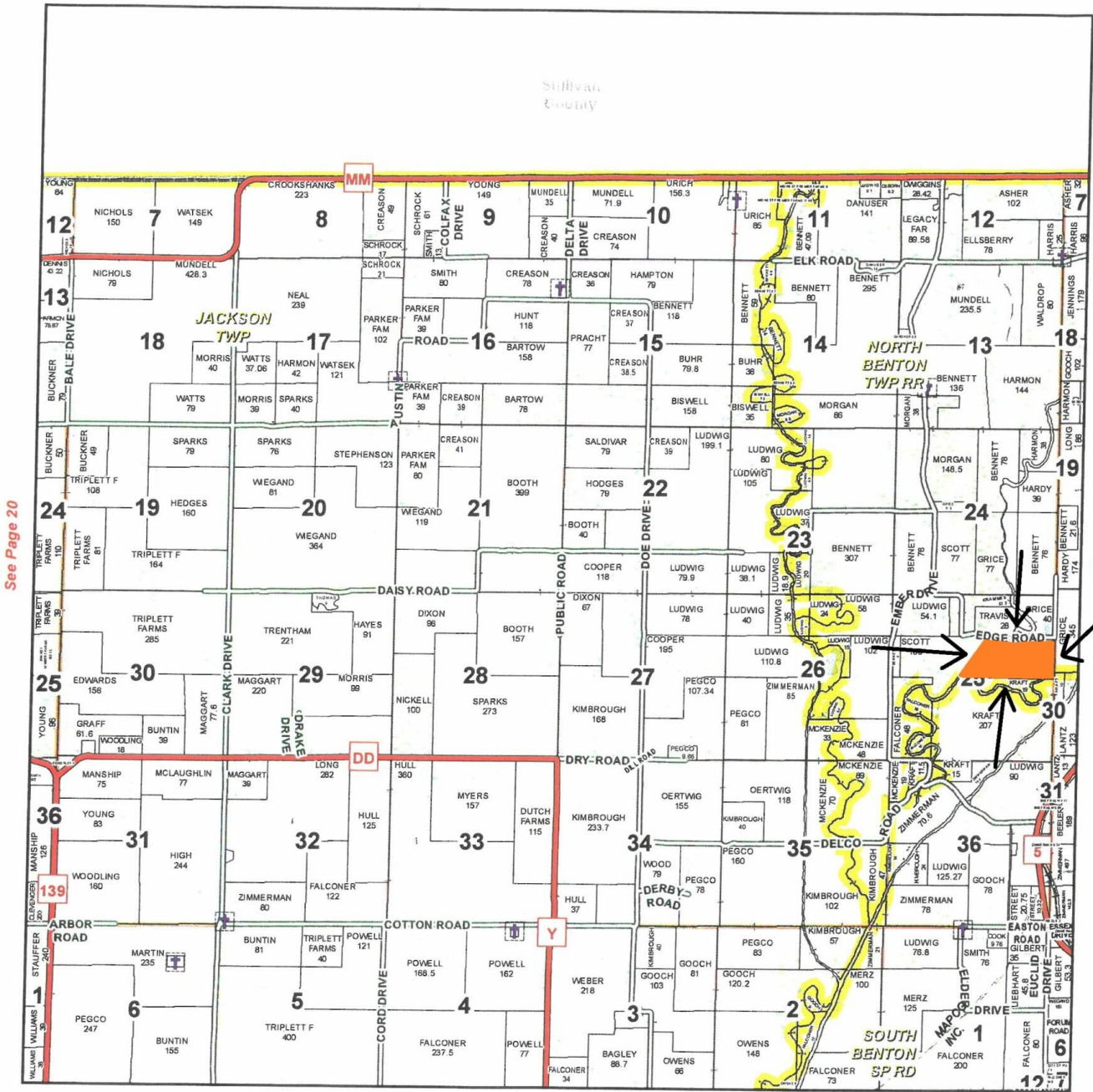
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T60N-R21W

Sullivan
County



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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

Mariene Graves - Assessor / GIS Manager

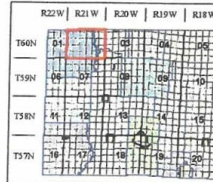
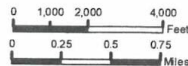
This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:



www.midlandgis.com



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