



# 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](mailto: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



Farm 536  
Tract 666

crp Corn Yellow Grain=C, Popcorn=Pop  
 du Soybeans Com Grain=SB, Covrc -ceg-co=CCC  
 plss 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

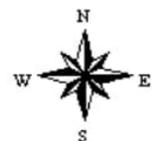


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Map Center: 39° 59' 36.88, -93° 11' 48.83



**25-60N-21W**  
**Linn County**  
**Missouri**



1/21/2020

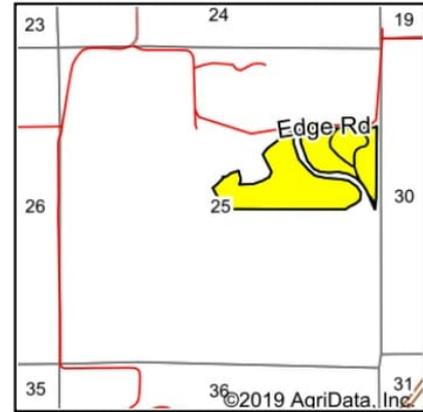
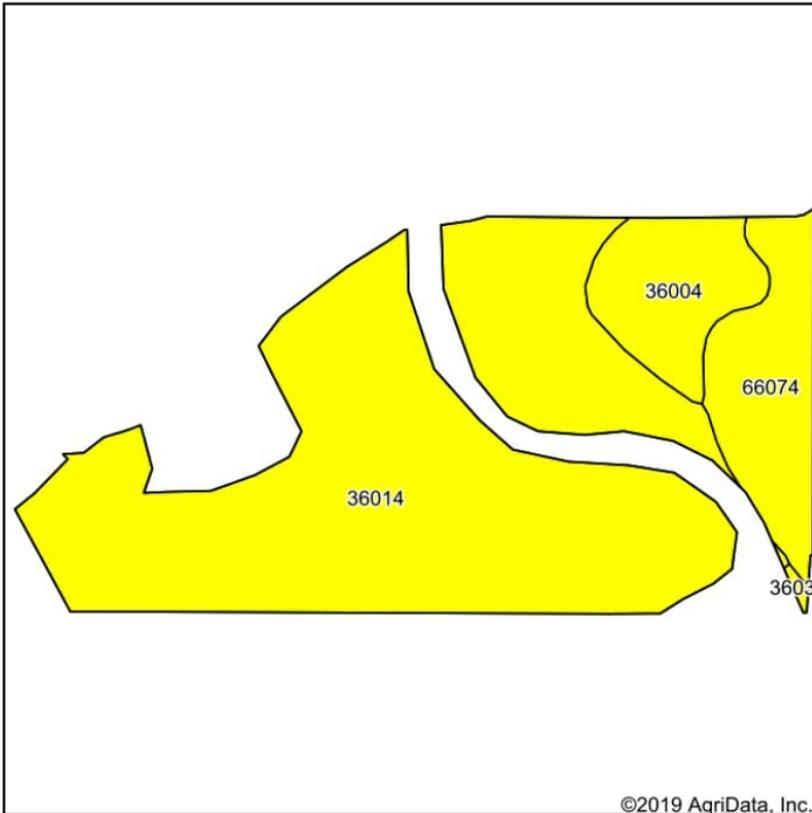
Maps Provided By:



**surety**  
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**



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
<b>Weighted Average</b>						<b>7.2</b>	<b>7.1</b>	<b>7.2</b>	<b>8.1</b>	<b>*n 49.2</b>

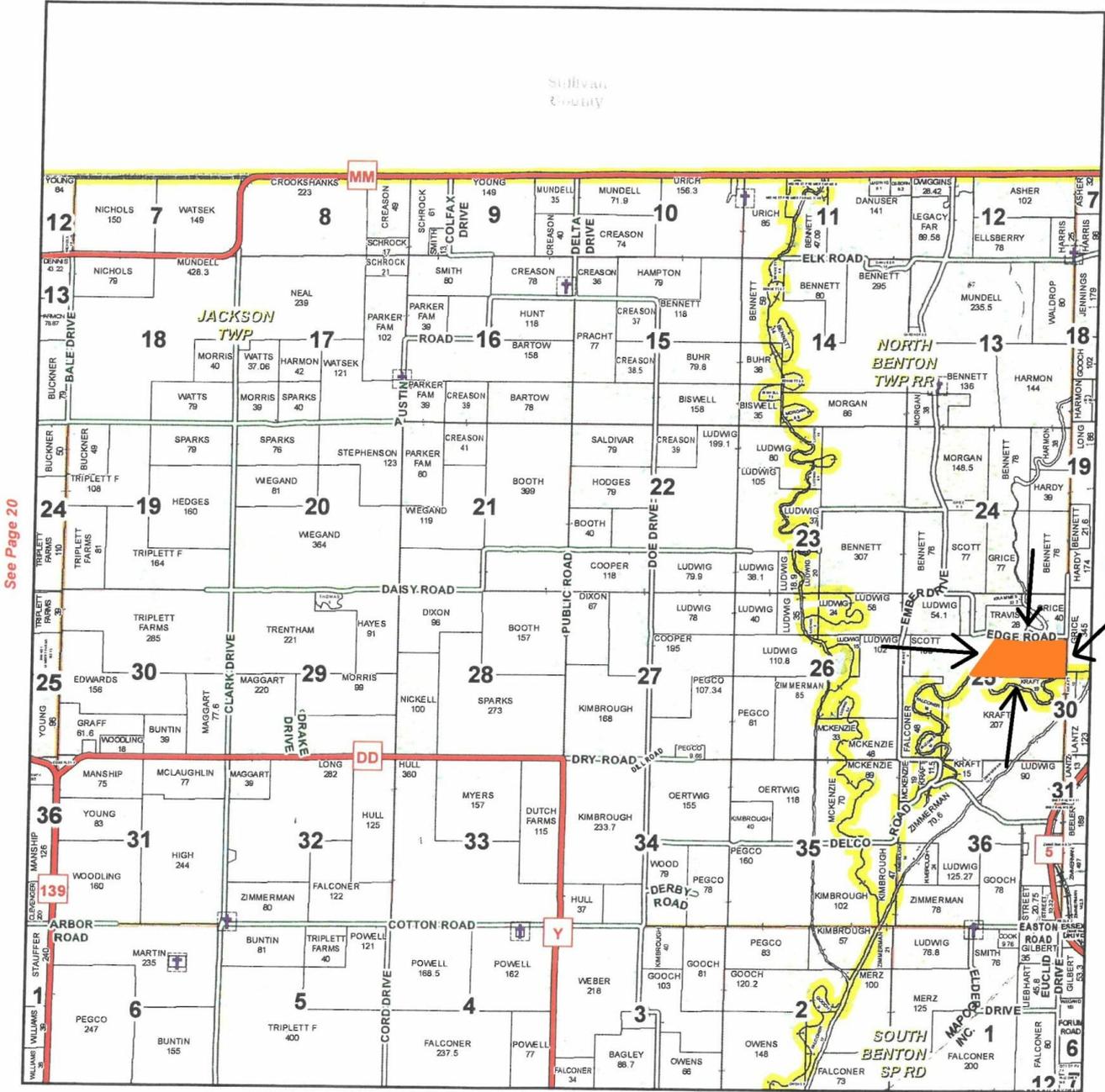
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# T60N-R21W

Sullivan  
County



See Page 20

See Page 24

See Page 32

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

Symbol	Description
Thick black line	US Highways
Thin black line	County Boundary
Red line	ST Highways
Green line	CD Highways
Blue dashed line	City Limits
Yellow outline	Township-Range
Black outline	Sections
Blue outline	Political Township
Blue wavy line	Water
Light blue fill	Land Ownership
Green fill	Subdivisions
Black line with cross-ticks	Rail Roads
Blue line with cross-ticks	Streams
Black line with cross-ticks	Land Hooks
Black line with cross-ticks	Bridges
Black line with cross-ticks	Cemeteries