MISSOURI Land & Farm

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65.2 Acres – Circle A Farms South Ranch!!

503-445 Tavern Creek Rd Iberia, MO 65486

Miller County

$195,600



CONTACT:



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







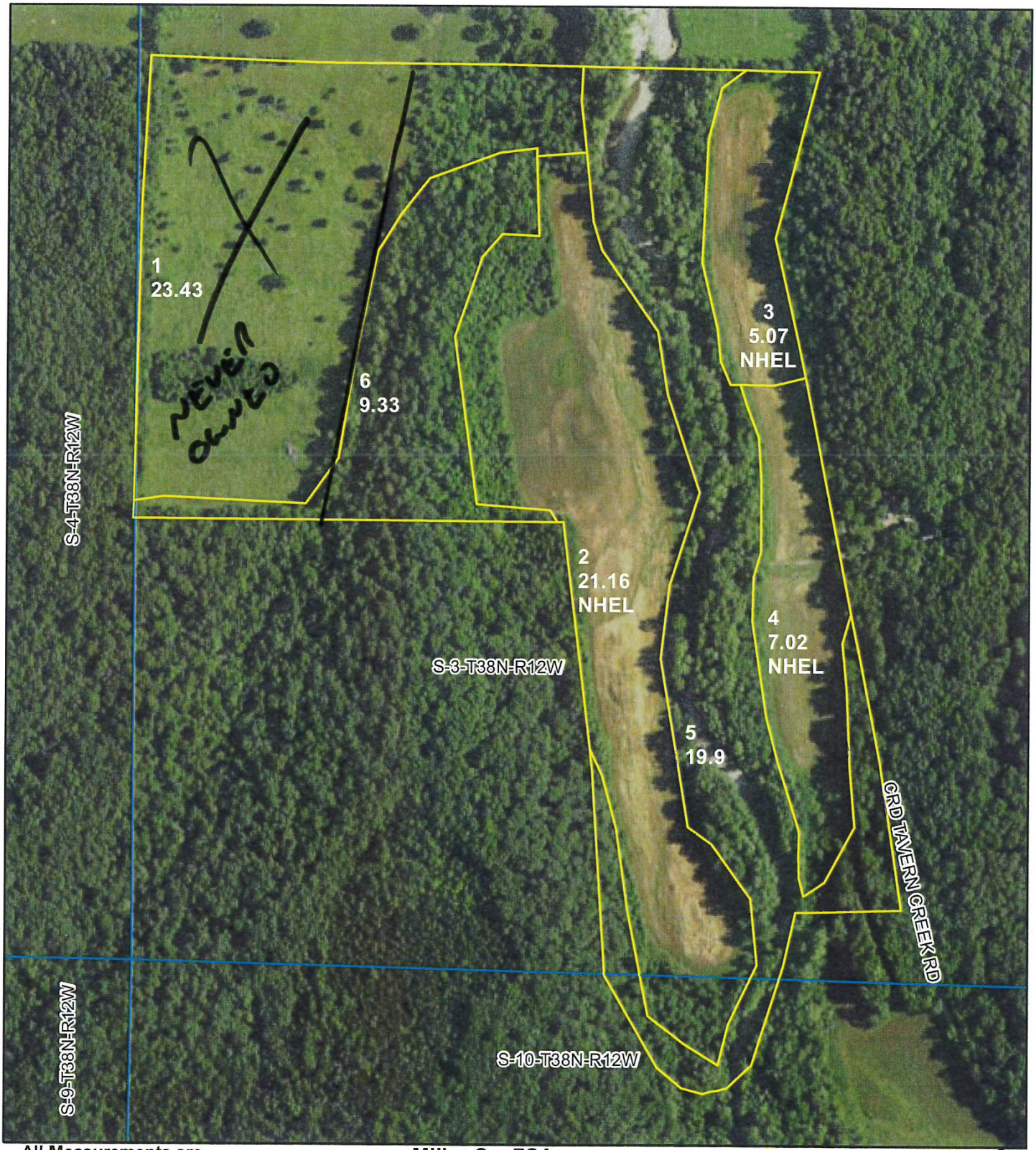
Presenting a Prestigious 65.2-Acre Property

This 65.2-acre m/l property, located in scenic Miller County, showcases a remarkable blend of natural beauty and functional land use. With its diverse topography and multiple potential uses, this tract offers a rare combination of agricultural productivity and recreational appeal. Little Tavern Creek runs directly through the heart of the property, providing a year-round natural water source that enhances both the landscape and its agricultural value. Approximately 35 acres are covered in mature timber, offering prime habitat for deer, turkey, and other wildlife—making this an ideal setup for hunting and outdoor enjoyment.

Production & Bottomland

The remaining 30 acres feature fertile bottomland that has previously supported silage and hay production. This productive soil offers continued farming potential or could be used for pasture or food plots. Tavern Creek Road borders the entire eastern boundary, providing excellent access for farm equipment, building sites, or future development. Whether you're expanding your operation or investing in a scenic and versatile rural tract, this property delivers unmatched opportunity.

For more information, contact Jeff Quinn (Broker) at 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) for exact wetland boundaries and determinations, or contact NRCS.

Miller Co. FSA

All Fields NI unless noted
CORN=Corn,Yel,Gr; SB=Soybeans,Com,Gr
MILO=Sorgh,grs,gr; SRW=Wheat,srw,gr;
O=Oats,spr,fg; ALF=Alfalfa,fg;
CLOVR=Clovr,red,fg; CCM=Covrc,mix,co;
CCC=Covrc,ceg,co; CCB=Covrc,bob,co;
CCL=Covrc,lum,co; FG=Mixfg,igs,fg;
GZ=Mixfg,igs,gz; LS=Mixfg,igs,ls
*Unless notated on Map

1:4,420

Program Year: 2024

Created: 3/5/2024

Flown: 2022-6-21

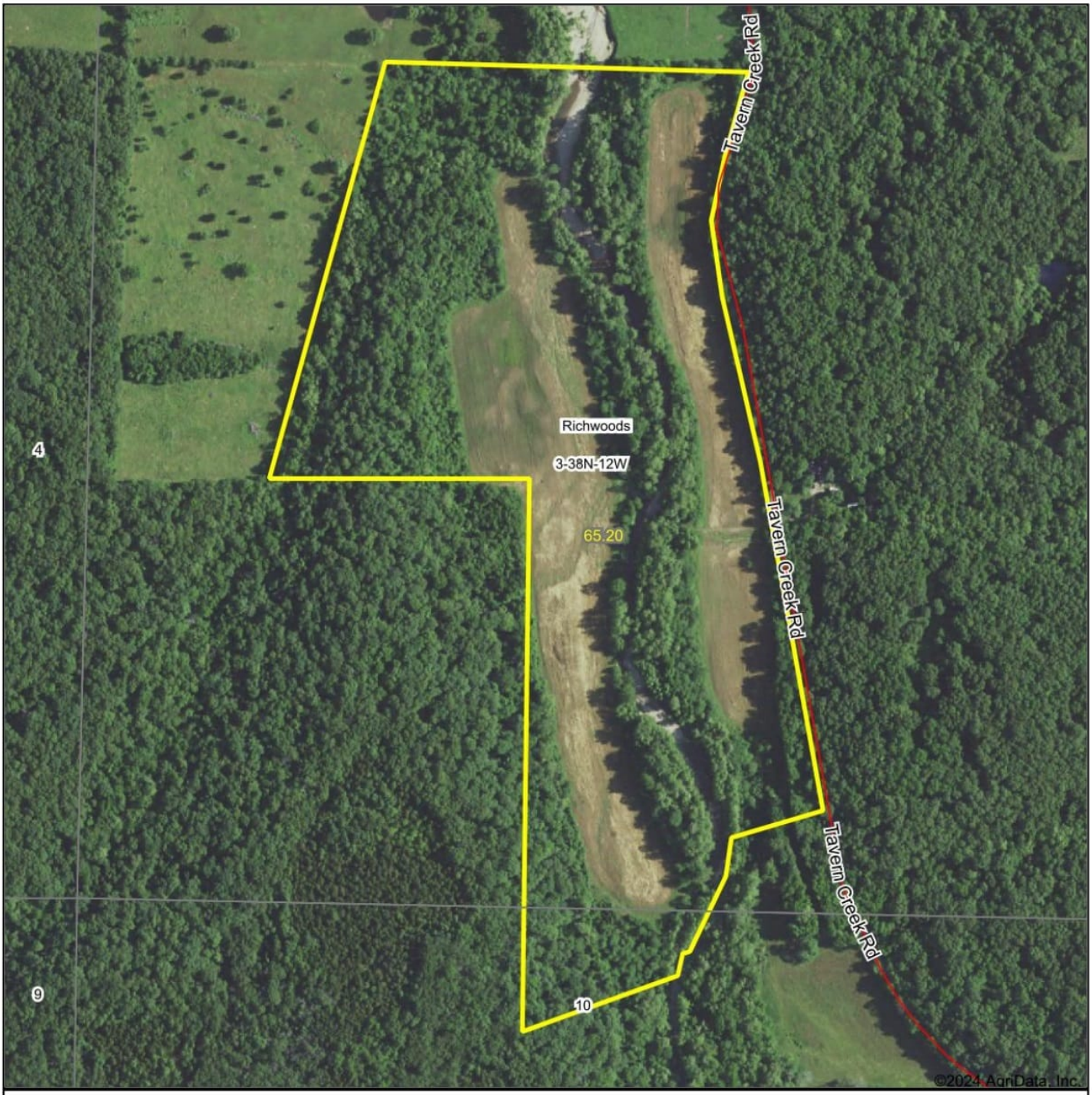
clu
crp
plss

Farm 3623
Tract 2042

FA

FA

Aerial Map



Map Center: 38° 2' 58.18, -92° 14' 4.71

0ft 483ft 965ft

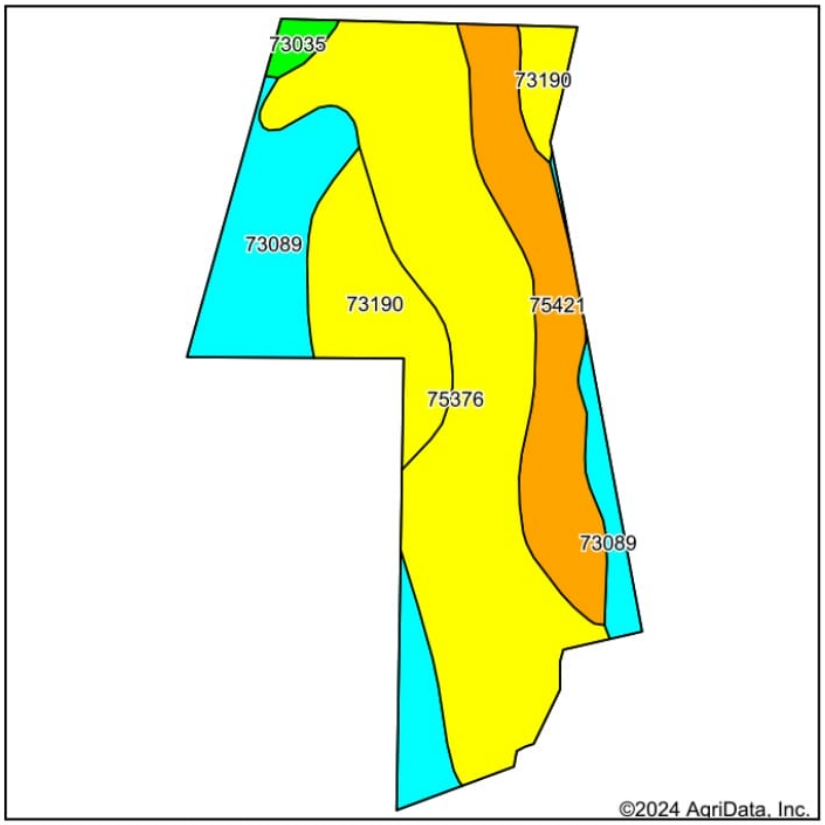
3-38N-12W
Miller County
Missouri

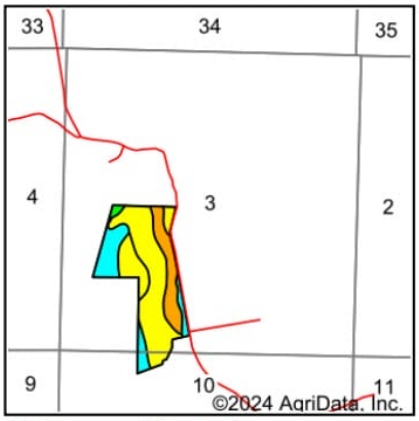
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1/8/2024

Soils Map





State: **Missouri**
County: **Miller**
Location: **3-38N-12W**
Township: **Richwoods**
Acres: **65.2**
Date: **2/28/2024**

Maps Provided By:
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Soils data provided by USDA and NRCS.

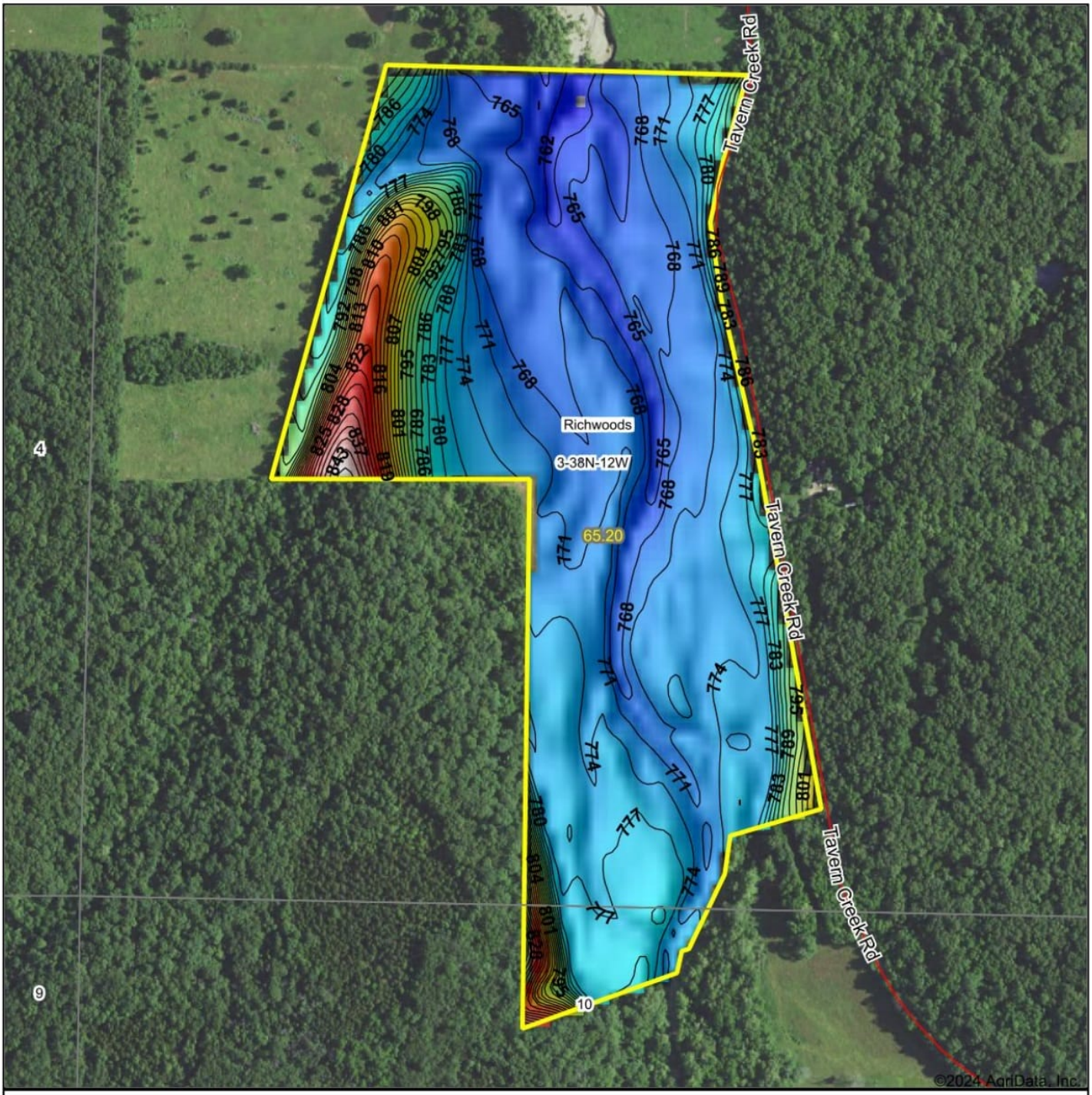
Area Symbol: MO131, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Improved bermudagrass AUM	Oats Bu	Soybeans Bu	Tall fescue AUM	Tall fescue ladino hay Tons	Wheat Bu	Winter wheat Bu	*n NCCPI Soybeans
75376	Cedargap gravelly silt loam, 0 to 2 percent slopes, frequently flooded	30.48	46.7%		IIIw									58
73089	Rueter very gravelly silt loam, 15 to 35 percent slopes, very stony	13.42	20.6%		VIe									2
75421	Racket silt loam, 0 to 2 percent slopes, occasionally flooded	11.35	17.4%		IIw				38	8	4		30	67
73190	Winnipeg silt loam, 3 to 8 percent slopes, eroded	9.11	14.0%		IIIe	75	7.5	60	25	7.5		45		59
73035	Gravois silt loam, 8 to 15 percent slopes	0.84	1.3%		IVs									38
			Weighted Average		**3.46**	**10.5**	**1**	**8.4**	**10.1**	**2.4**	**0.7**	**6.3**	**5.2**	***n 47.9**

*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.

Topography Hillshade



Low Elevation Hig

Source:	USGS 10 meter dem
Interval(ft):	3
Min	759.6
Max:	846.0
Range:	86.4
Average:	776.7
Standard Deviation:	14.07 ft

0ft 486ft 971ft

1/8/2024

3-38N-12W
Miller County
Missouri

Boundary Center: 38° 2' 58.18, -92° 14' 4.71

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Richwoods (SE)

0 0.25 0.5 1 Miles

Township 38N - Range 12W

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