



MISSOURI Land & Farm

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66 acres Hunting with income

34570 Lyman Rd Bucklin Mo

linn

\$399,000



CONTACT:



BRIAN DAVIS

Sales

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Nice Hunting/ recreational property with income. 66 acres with a mix of timber and CRP. Mowed trails through the CRP and timber allowing easy walking or trail riding opportunities. Come enjoy your own cabin with all utilities already in place.

Cabin: 16'x40'

2x4 construction on piers with a crawlspace, spray foam insulation (1" ceiling, 2" walls), 2 ceiling fans, 2x8 subfloor, copper wiring, double pane windows, 2 insulated steel doors, 40 gallon water heater, pex plumbing, new fridge, 2 microwaves, 2 steel strap anchors, heat trace water line, GFI receptacles, laminate flooring being installed, 200 amp service, heat pump & electric baseboard, bonus wood stove, mini split a/c and rural water.

Land consists of 66 acres m/l, approx. 33 acres CRP, \$3369 annual income, mowed lanes throughout farm, 1 small pond, food plots,



**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-626 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Linn Co. FSA

C=Com-YEL-GR S8=Soybean-COM-GR
 SRW=Wheat-SRW-GR Milo=Sorgh-GRS-GR
 FG=grass or mixfg-fg CCC=covrc-cereals
 ALF=alfalfa-fg GZ=grass or mixfg-gz
 F=failed PP=prevent plant
 DC=double crop LS=left standing
 All fields are NI non-irrigated*
 *Unless notated on Map

1:4,230

Program Year: 2023

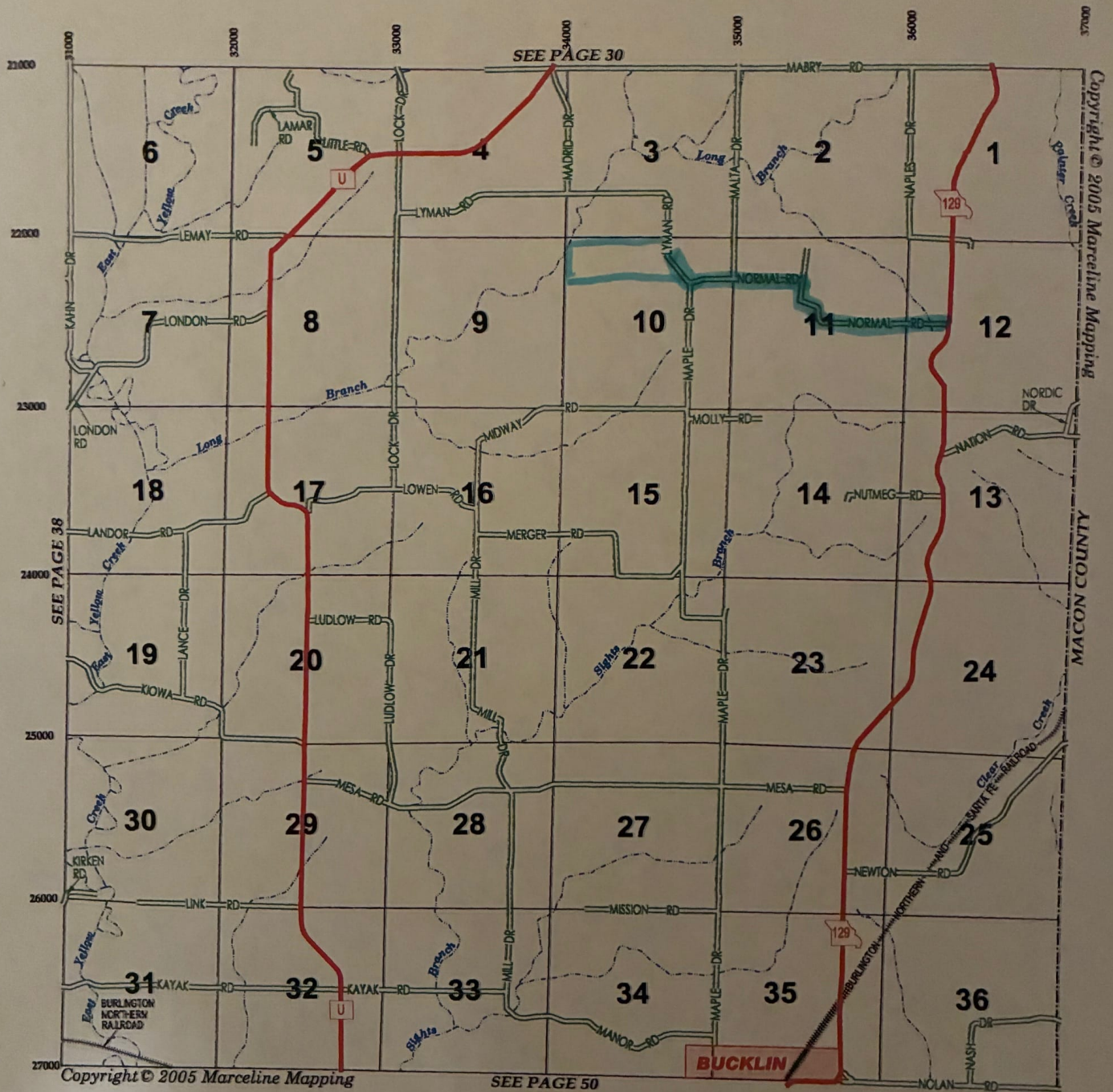
Created: 1/3/2023

Flown: 2022-6-28

- clu
- crp
- plss

**Farm 6170
Tract 5119**

TOWNSHIP 58N • RANGE 18W



MFA

AGRI SERVICES



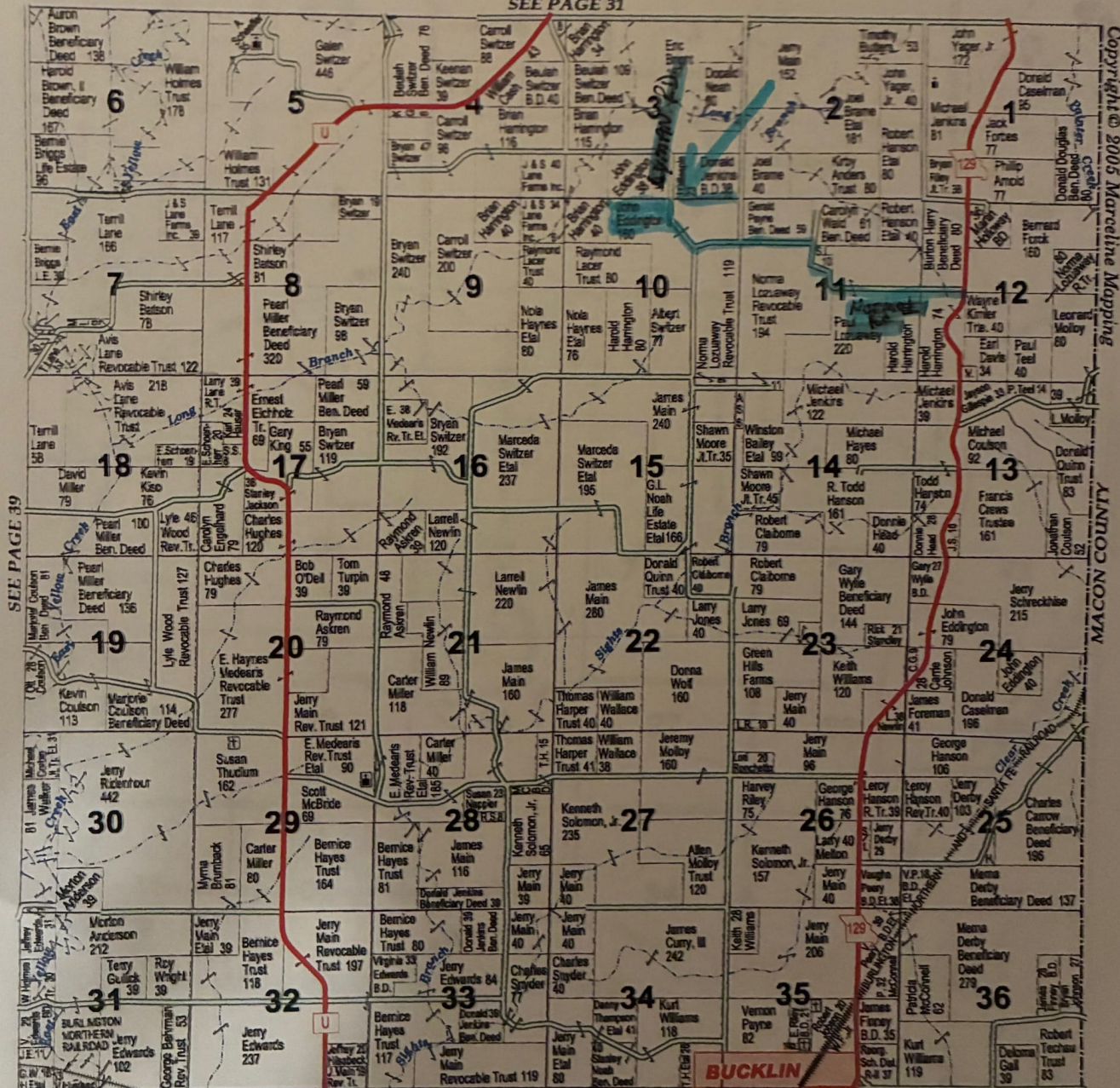
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ALINDO, NO. 2V

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