



MISSOURI Land & Farm

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

**66 Acres Linn Co. Hunting/Tillable Bottom
Land!!**

Berry Drive, Meadville, MO 64659

Linn County

\$363,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

CONTACT:



BRIAN DAVIS

Sales

660-413-2582

bdavis@missourilandandfarm.com



This 66 acre tract is the perfect size for a couple hunters wanting to experience the best North MO has to offer.

The tillable ground offers food for the wildlife and income at the same time. It features 35 acres currently cash rented for \$200 per acre paid in March and continues through the 2024 & 2025 crop year. This provides the landowner with \$7000 in annual revenue. 29 of the 35 acres are 0-2% slopes or bottom ground. The remainder is in terraces offering longevity of the soil and some taxable depreciation.

This tract should offer Whitetail, Turkey and small game hunting. It has enough timber to hold a variety of game awaiting their travel from their bedding to the crop fields. If your not a hunter the current owner leased the property last year for \$30/Acre of another \$1980 in annual income.

Total proven possible income of \$9980 it could be more with an increase in grain prices.

More Pics coming soon!!

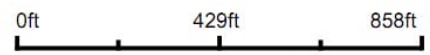
Call, or Text Jeff Quinn 660,734-3925 or Brian Davis 660-413- 2582

Aerial Map



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Boundary Center: 39° 52' 14.08, -93° 19' 6.25



1-58N-22W
Linn County
Missouri

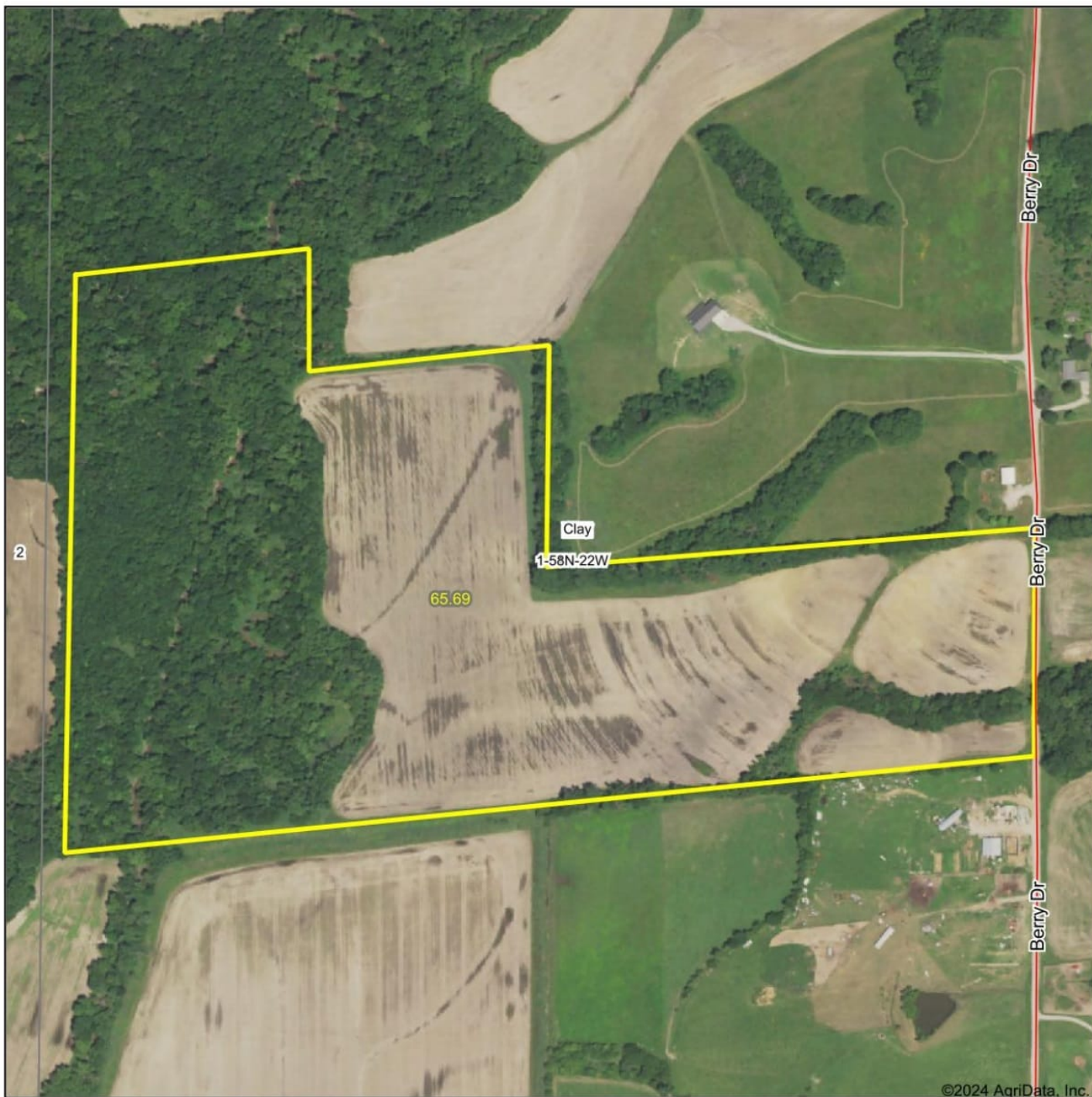


3/25/2024

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



©2024 AgriData, Inc.

Map Center: 39° 52' 15.11, -93° 19' 10.1



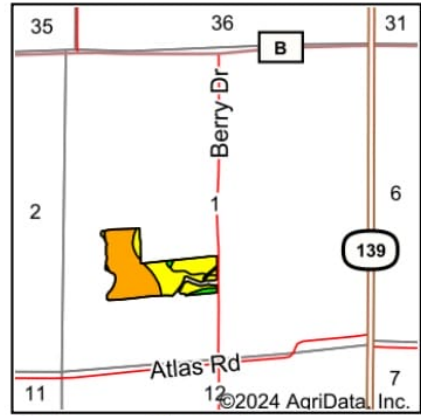
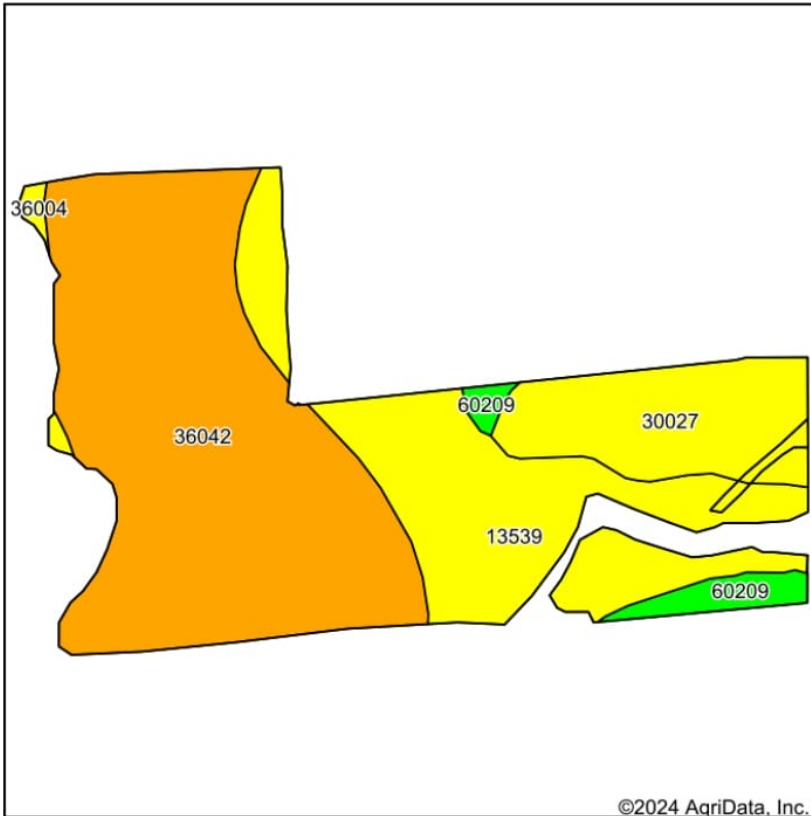
1-58N-22W
Linn County
Missouri



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3/25/2024

Soils Map



State: **Missouri**
 County: **Linn**
 Location: **1-58N-22W**
 Township: **Clay**
 Acres: **35.55**
 Date: **3/25/2024**



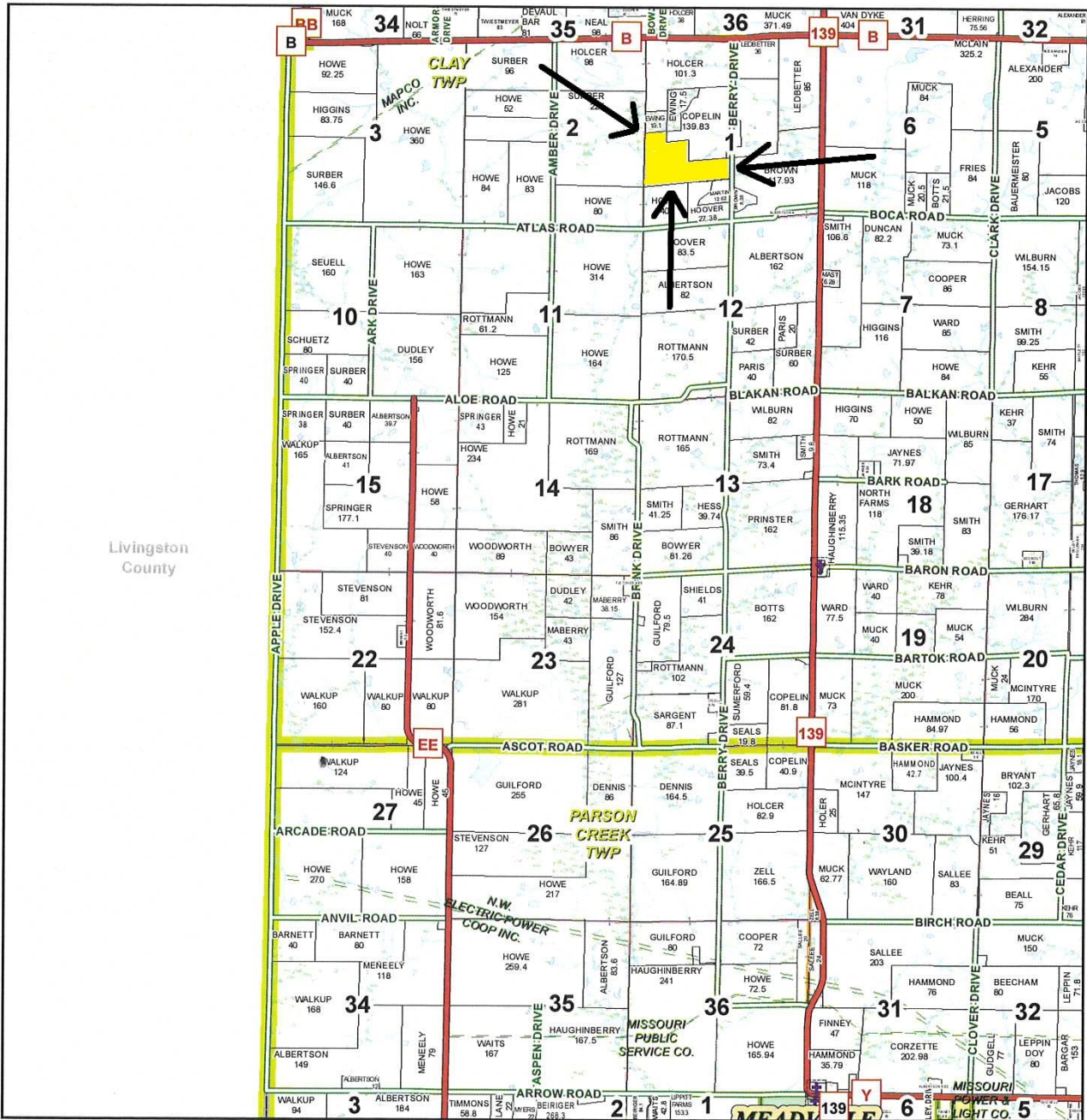
Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 27													
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	
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	18.96	53.3%		IIw							94	
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	10.10	28.4%		IIIw			7	9	8	10	56	
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	5.08	14.3%		IIIe							41	
60209	Purdin loam, 9 to 14 percent slopes, eroded	1.14	3.2%		IVe	5	7	6	7	6	7	51	
36004	Blackoar silt loam, 0 to 2 percent slopes, frequently flooded	0.27	0.8%		IIIw							85	
Weighted Average						2.50	0.2	0.2	2.2	2.8	2.5	3.1	*n 74.2

*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-R22W

See Page 30



Livingston County

See Page 42

See Page 50

January 18, 2017

Linn County Commission

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

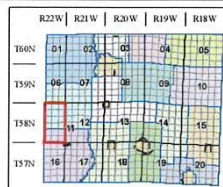
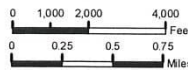
Data Courtesy Linn County
 Geographic Information System

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:



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