



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!!

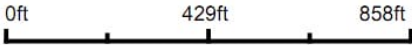
Call, or Text Jeff Quinn 660,734-3925 or Brian Davis 660-413- 2582

Aerial Map



©2024 AgriData, Inc.

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



Maps Provided By:
 **surety**
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1-58N-22W
Linn County
Missouri

3/25/2024

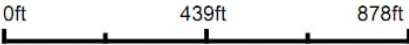
Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



©2024 AgriData, Inc.

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

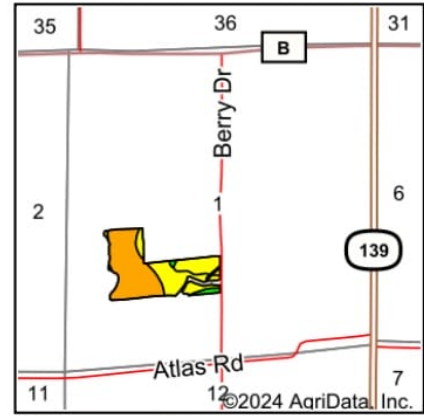
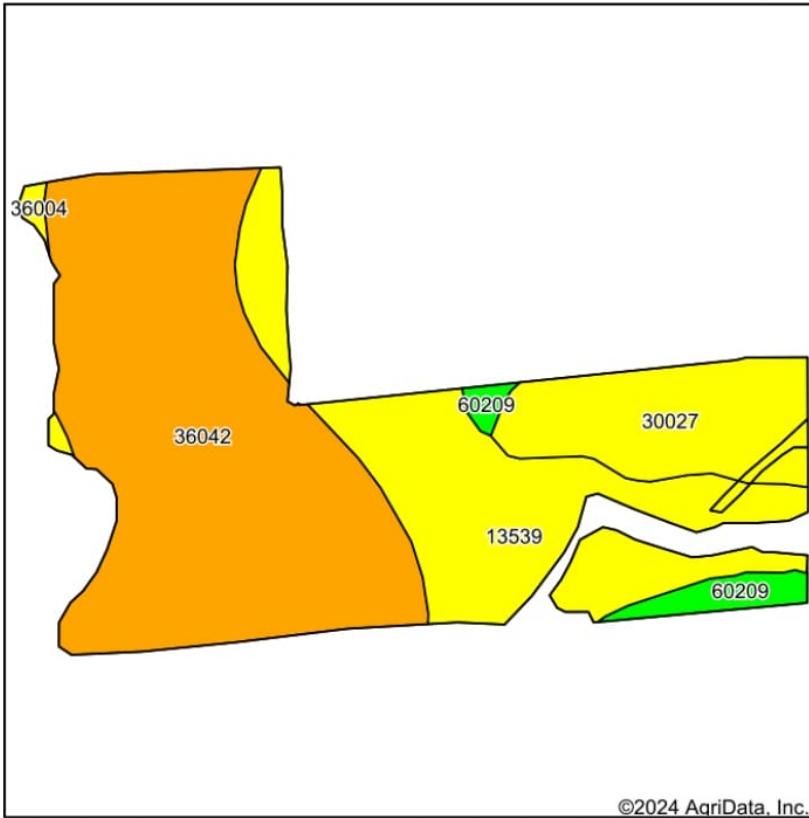


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1-58N-22W
Linn County
Missouri

3/25/2024

Soils Map



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

Maps Provided By:

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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

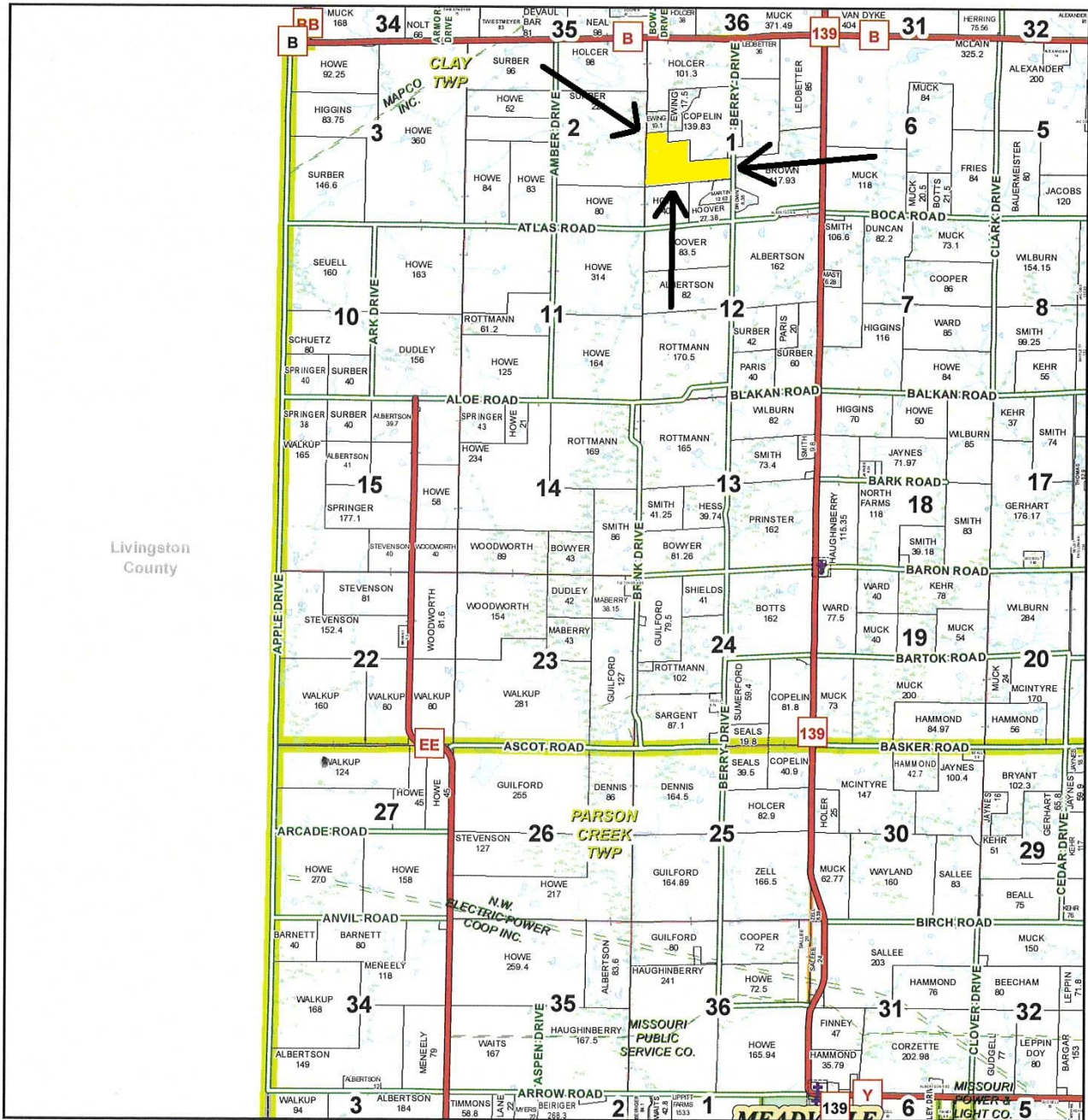
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T58N-R22W

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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

Marlene Graves - Assessor / GIS Manager

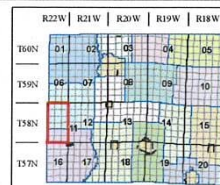
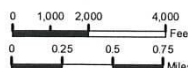
This data was primarily developed
for tax purposes and is not
considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:



www.midlandgis.com



Legend

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