



MISSOURI Land & Farm

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66 Acres Linn County

Linn

\$335,000



CONTACT:



BRIAN DAVIS

Sales

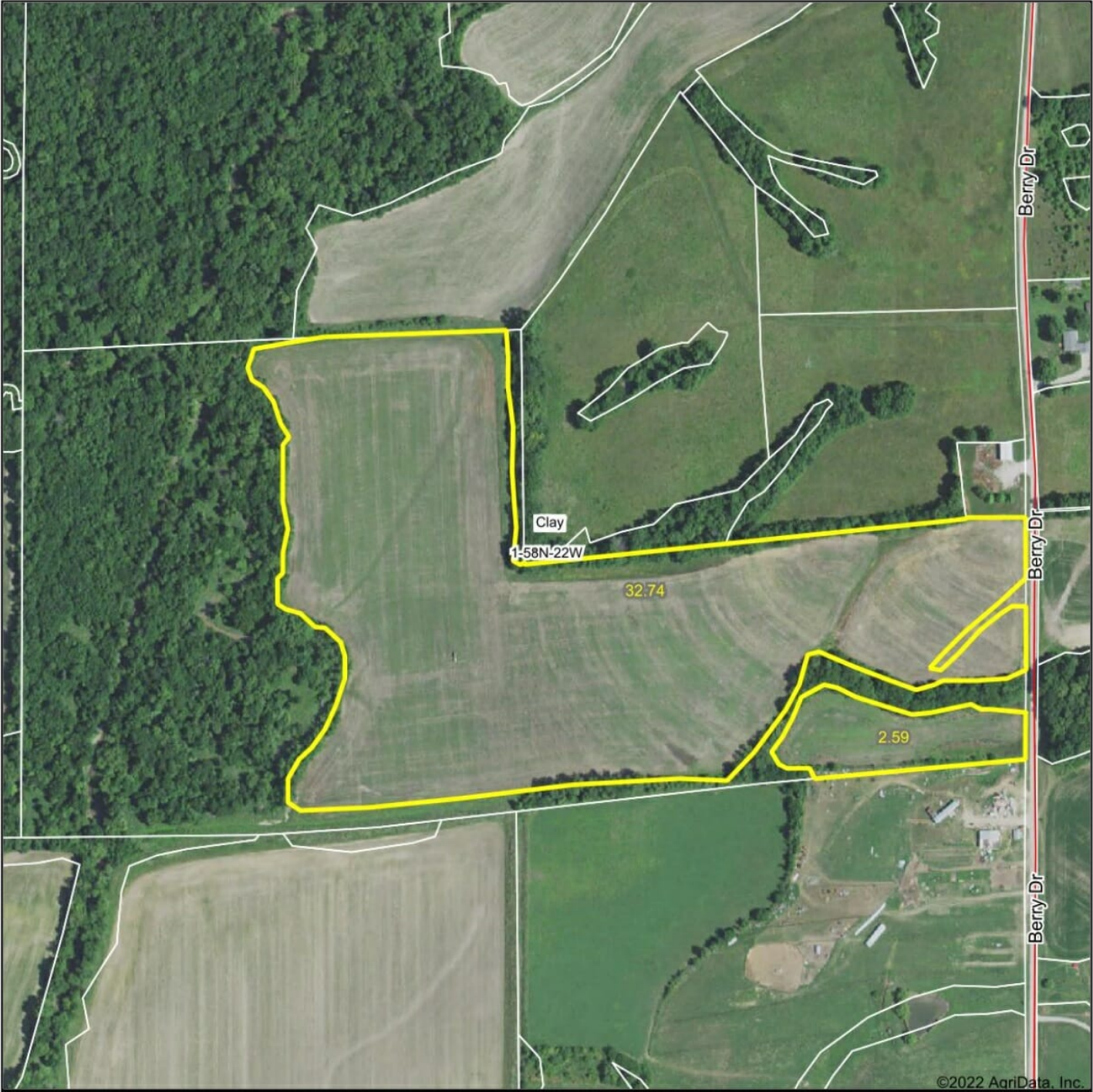
660-413-2582

bdavis@missourilandandfarm.com

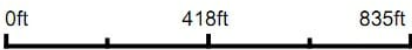


66 acres, 37 tillable, 29 acres of timber with Parsons Creek running through. Excellent deer and turkey hunting with income. Atv trail winds through the timber and deer trails are abundant. Several locations for deer stands on both sides of the creek. Located 7 miles North of Meadville or 7 miles West of Linneus MO.

Aerial Map



Map Center: 39° 52' 14.77, -93° 19' 9.37



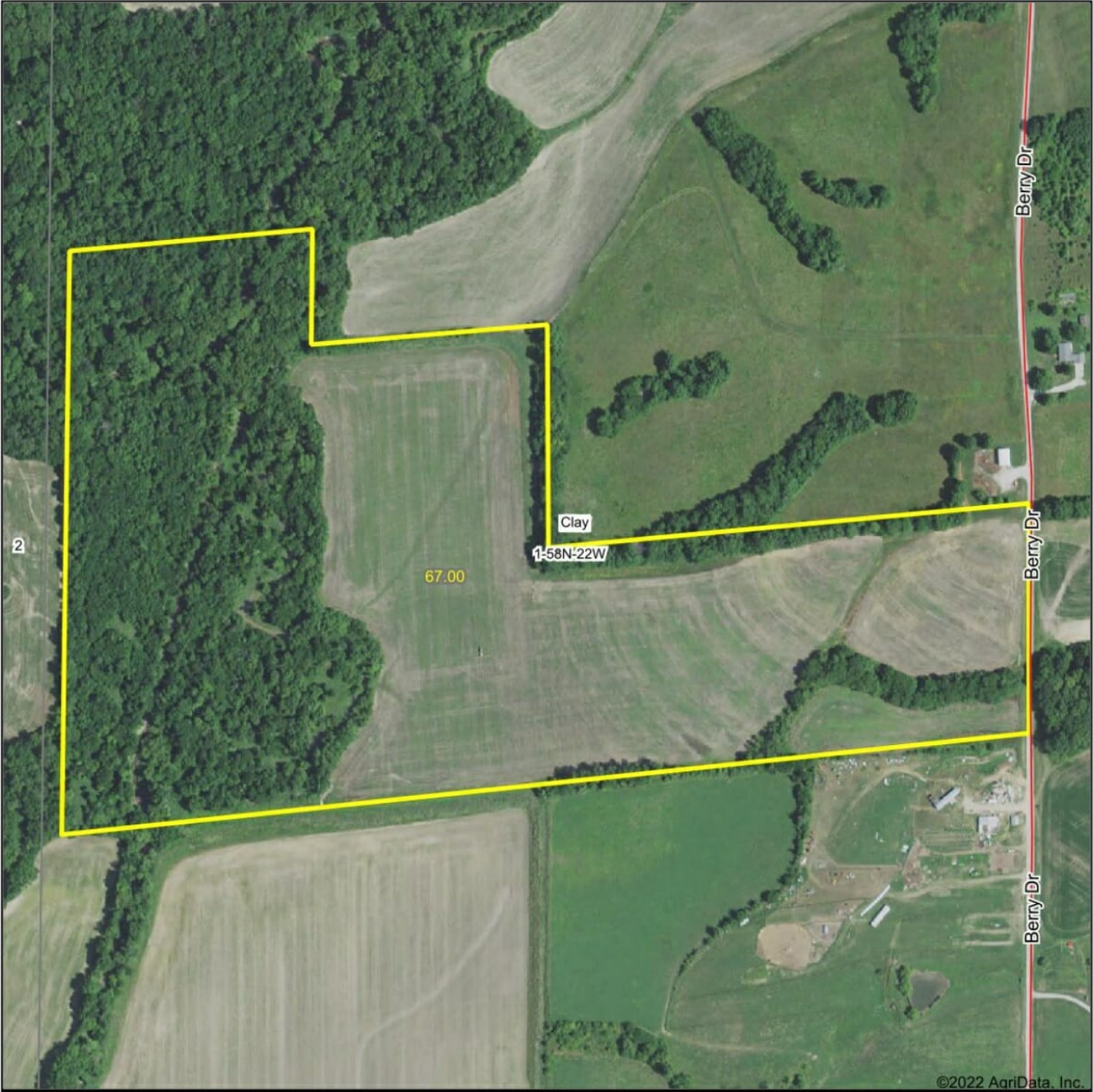
1-58N-22W
Linn County
Missouri



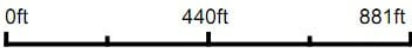
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



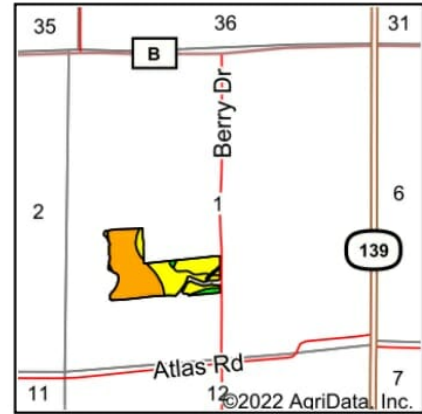
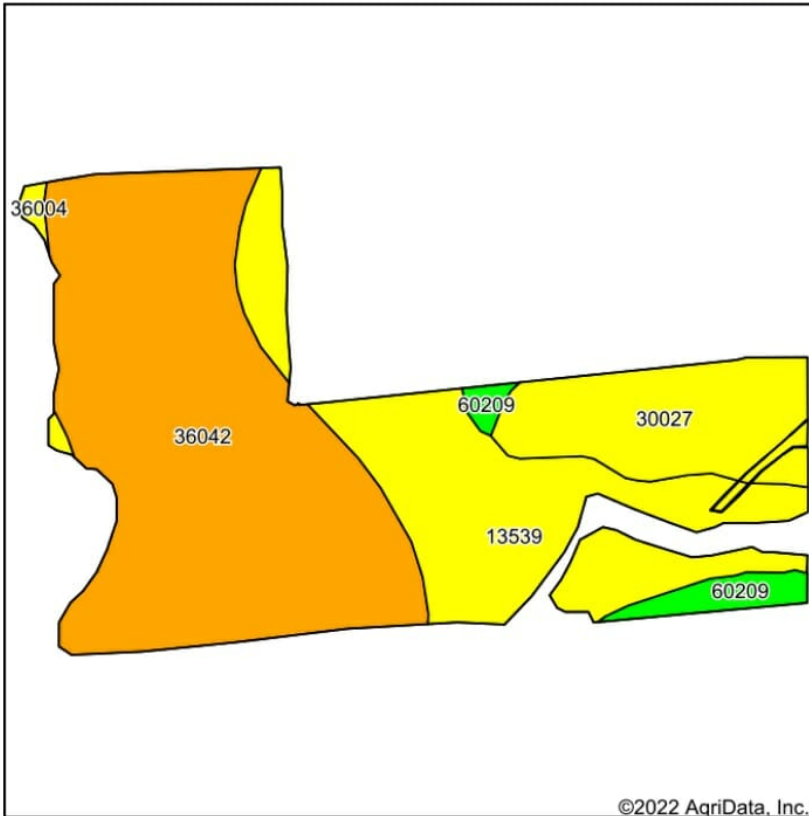
Map Center: 39° 52' 14.77, -93° 19' 10.15



1-58N-22W
Linn County
Missouri



Soils Map



State: **Missouri**
 County: **Linn**
 Location: **1-58N-22W**
 Township: **Clay**
 Acres: **35.53**
 Date: **2/14/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 24												
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	18.97	53.4%		IIw							95
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	10.08	28.4%		IIIw			8	9	8	10	56
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	5.07	14.3%		IIIe							43
60209	Purdin loam, 9 to 14 percent slopes, eroded	1.14	3.2%		IVe	5	8	7	8	7	8	55
36004	Blackoar silt loam, 0 to 2 percent slopes, frequently flooded	0.27	0.8%		IIIw							86
Weighted Average					2.50	0.2	0.3	2.5	2.8	2.5	3.1	*n 75.2

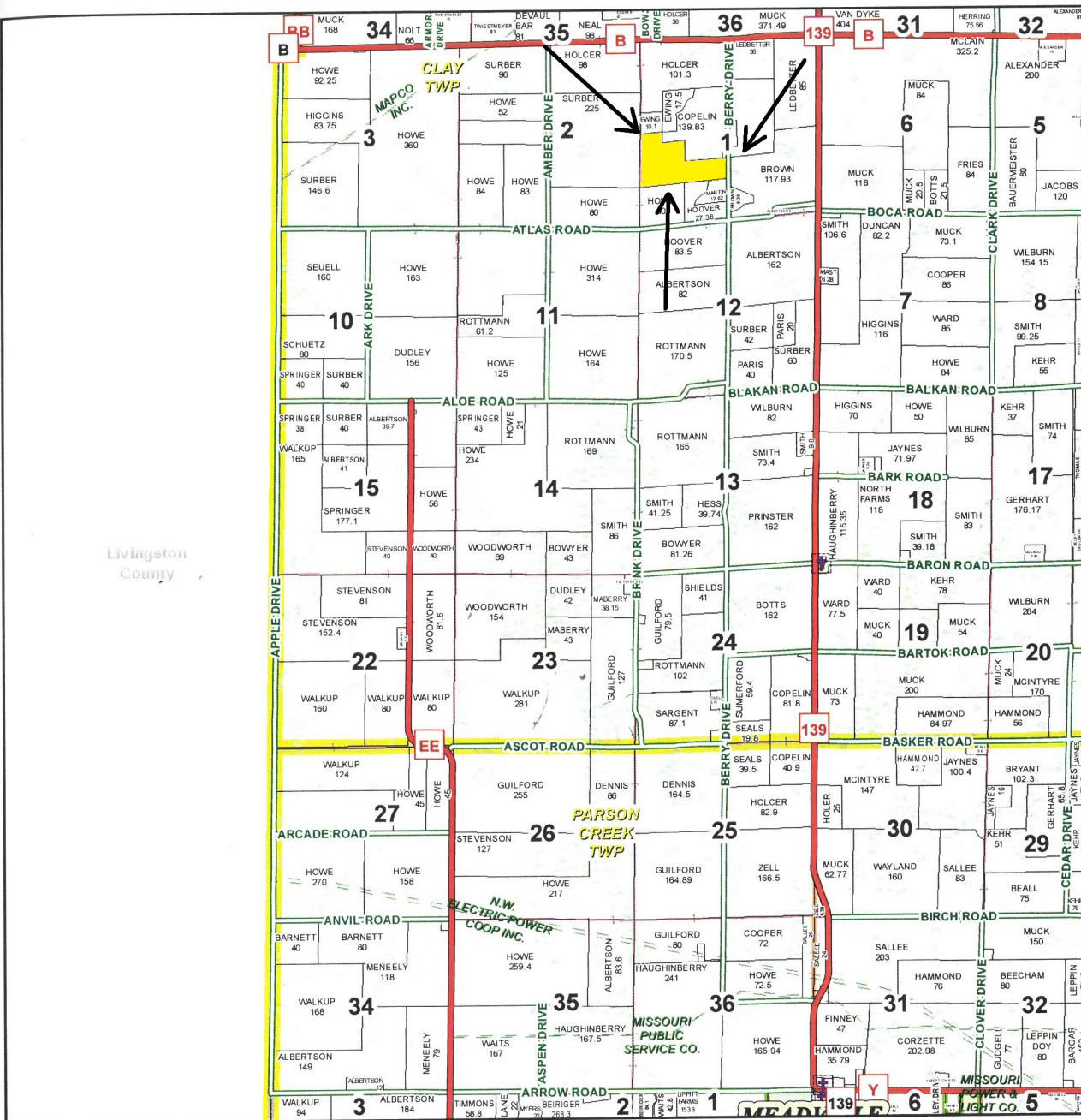
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T58N-R22W

See Page 30



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

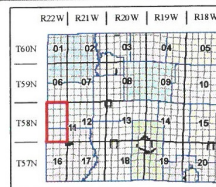
Marlene Graves - Assessor / GIS Manager

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

Most parcels > 5 ac labeled

GIS & Map Development By:

MIDLAND
GIS Solutions
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Legend

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



Wheeling

Meadville

Sumner

Hale

Swan
Natio
Wildlife

