



MISSOURI Land & Farm

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

80 Acre Premium Whitetail Spot w/Income!!

Ivy Drive/Jansen Rd, Brookfield, MO 64628

Linn Co.

\$384,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



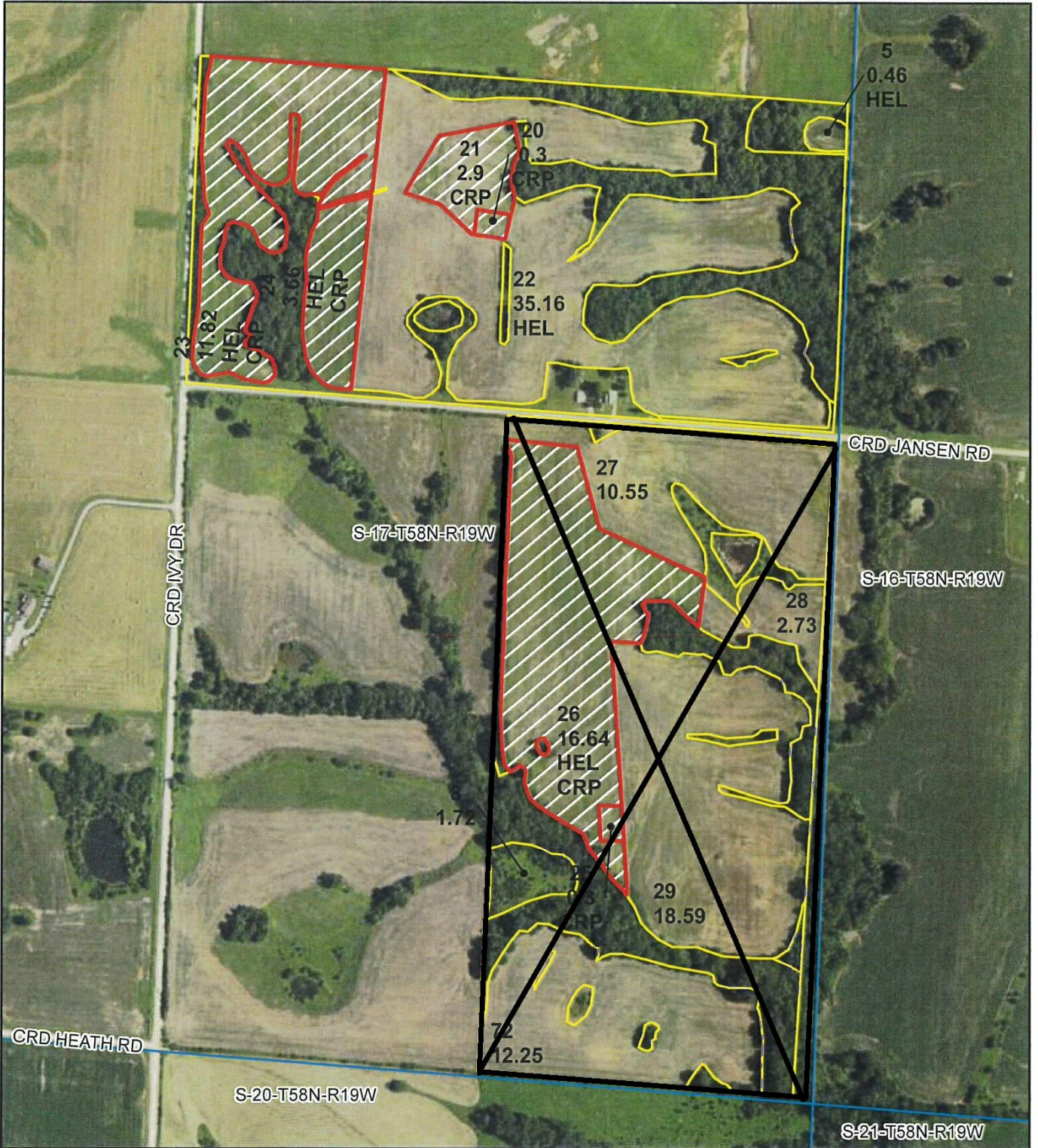
The area around this property has always been known for producing quality whitetails. I've known the last three owners of this farm stretching over 20 years, and this farm has consistently had good whitetails on it. As I pulled up to the farm last week there were 3 nice velvet bucks standing in the beans eating mid day. In addition to whitetail deer I have also seen turkeys, and hunted turkeys on this property.

The farm currently has 35.62 acres in tillable production at a rental rate of \$170/acre or \$6055.40 annually.

The current owner in an effort to create more habitat has signed up an additional 15.02 acres into the CRP program. The CRP contract runs from Oct 1, 2020- Sept 30, 2030 with a payment of \$108.64/Acre or \$1631.77 annually.

A rental home on the property burned a couple years ago and would offer a great place to build a new home or cabin. The older barn, work shop is still in place.

For more info call or text Jeff Quinn 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.

Linn Co. FSA

Corn Yellow Grain=C, SoybeansComGrain=SB
 Covrc-ceg-co=CCC, Covrc-bob-co=CCB
 Sorghum Grain=Milo, Wheat Winter=SRW
 Oats Spring Grain=O, Mix FG LS=LS
 Wheat Hard Winter Grain=HRW
 Mixed Forage LGM Graze=GZ
 Mixed Forage LGM Forage=FG
 Failed=F, Prevent Plant=PP
 *Unless notated on Map

1 inch equals 511 feet

Program Year: 2023

Created: 6/1/2023

Flown: 2022-6-28

- clu
- crp
- plss

**Farm 5143
Tract 1295**

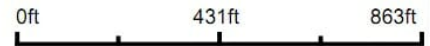


Aerial Map



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Boundary Center: 39° 50' 50.56, -93° 2' 47.92



17-58N-19W
Linn County
Missouri



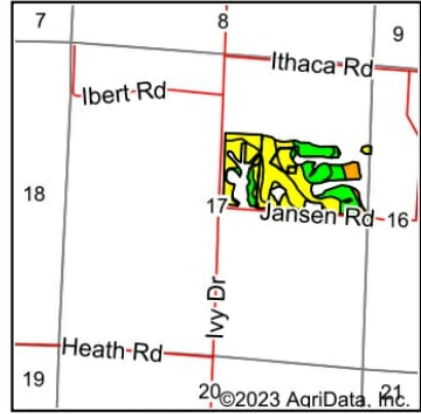
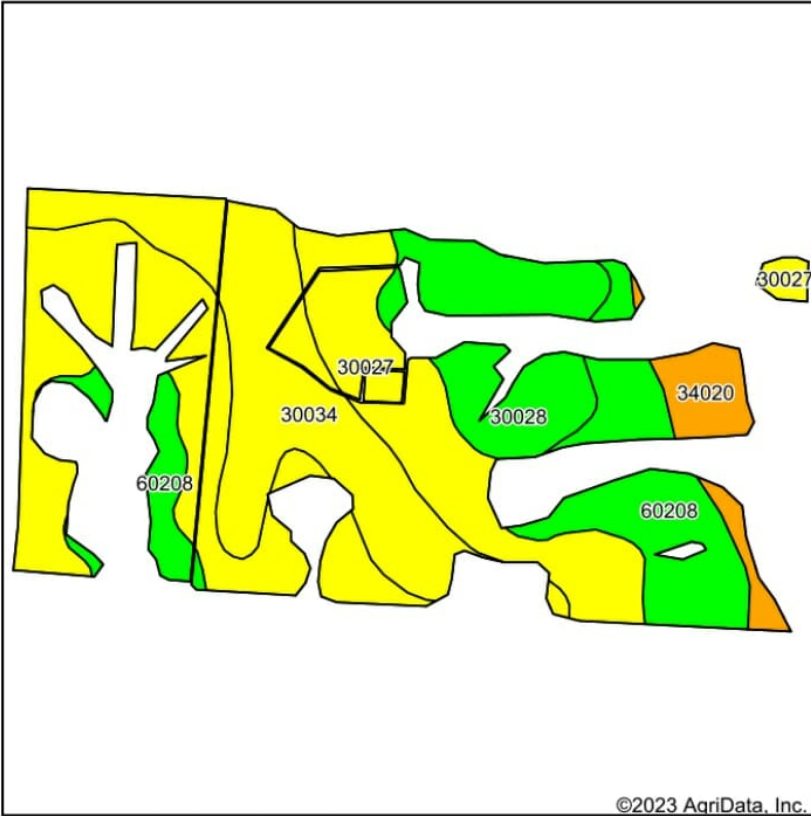
7/12/2023

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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Soils Map



State: **Missouri**
 County: **Linn**
 Location: **17-58N-19W**
 Township: **Locust Creek**
 Acres: **50.64**
 Date: **7/14/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 26

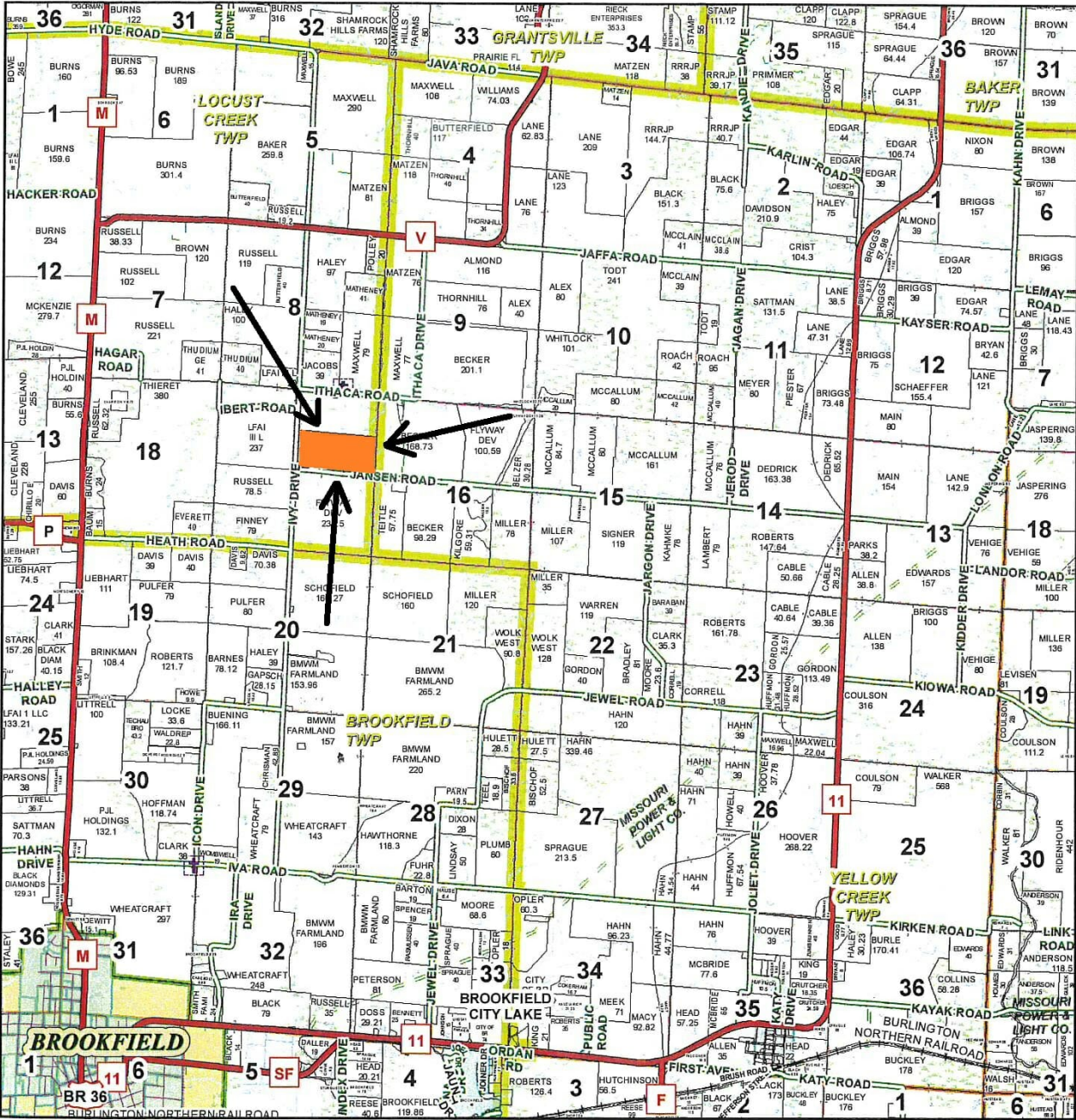
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans	
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	20.59	40.7%		IIle							42	
30034	Armstrong loam, 2 to 5 percent slopes, eroded	12.25	24.2%		IIle	5	8	7	8	7	8	52	
60208	Purdin clay loam, 9 to 14 percent slopes, severely eroded	8.64	17.1%		IVe	5	8	7	8	7	8	46	
30028	Armstrong clay loam, 5 to 9 percent slopes, severely eroded	6.56	13.0%		IVe							38	
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	2.60	5.1%		IIw							59	
Weighted Average						3.25	2.1	3.3	2.9	3.3	2.9	3.3	*n 45.5

*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-R19W

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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

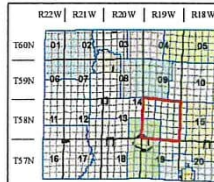
This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:



www.midlandgis.com



Legend

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