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







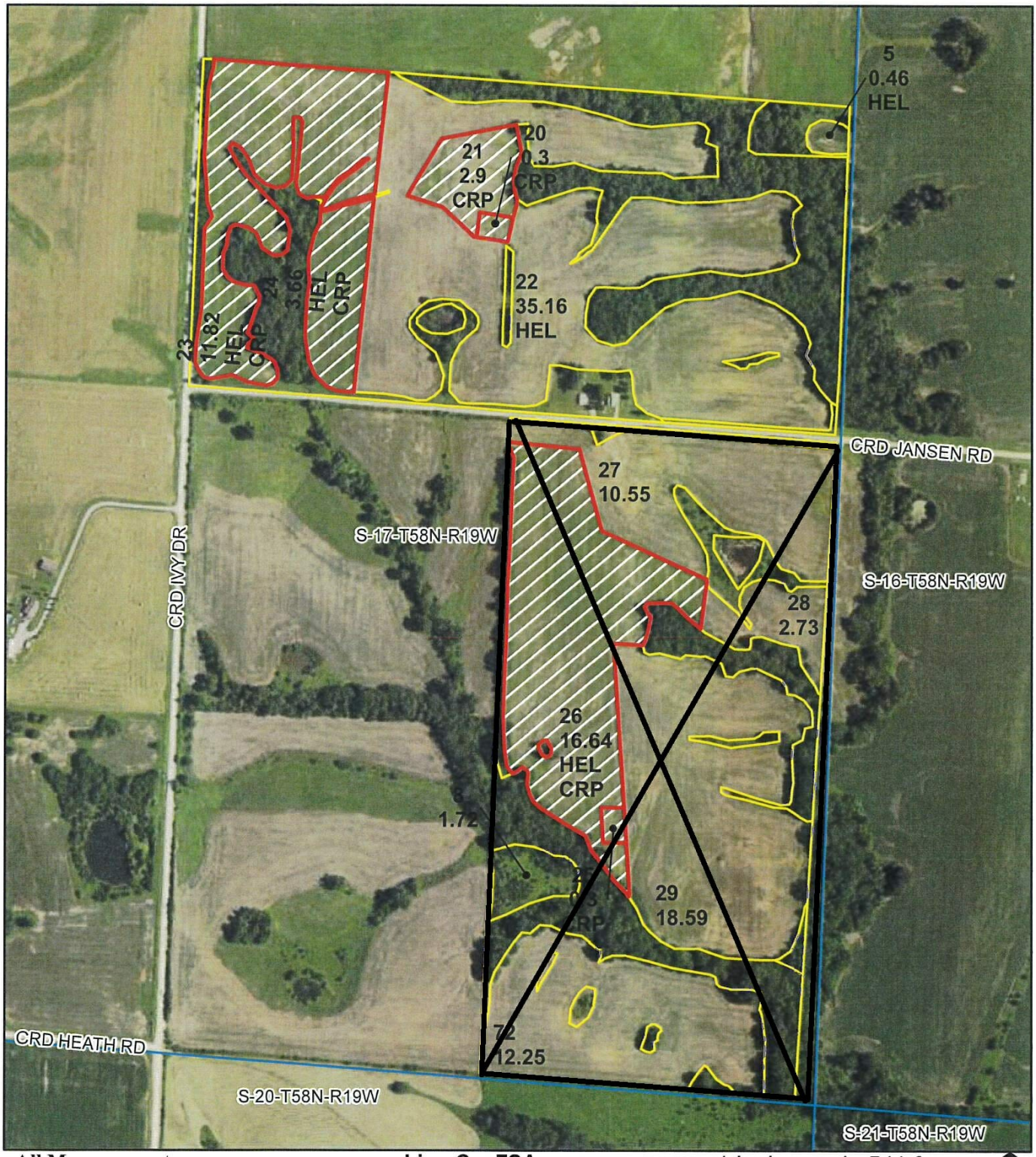
The area around this property has always been known for producing quality whitetails. I've known the last three owners of this farm stretching over 20 years, and this farm has consistently had good whitetails on it. As I pulled up to the farm last week there where 3 nice velvet bucks standing in the 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

FA

FA

Aerial Map



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

0ft 431ft 863ft

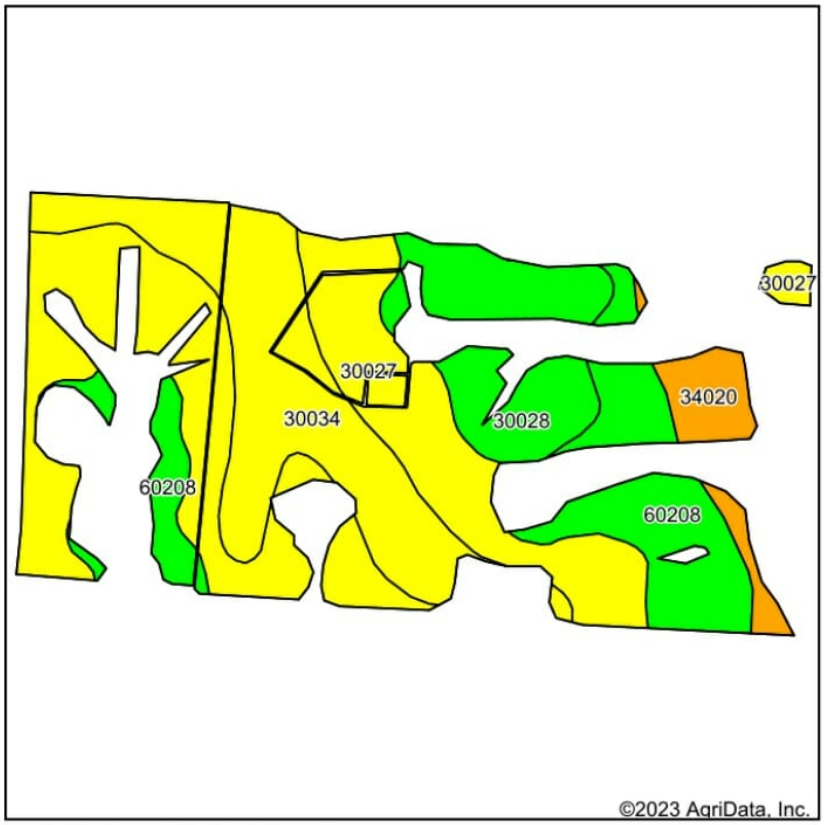
17-58N-19W
Linn County
Missouri

N
W E
S

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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7/12/2023

Soils Map



Soils data provided by USDA and NRCS.



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

Maps Provided By:
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N W E S

Area Symbol: MO115, Soil Area Version: 26

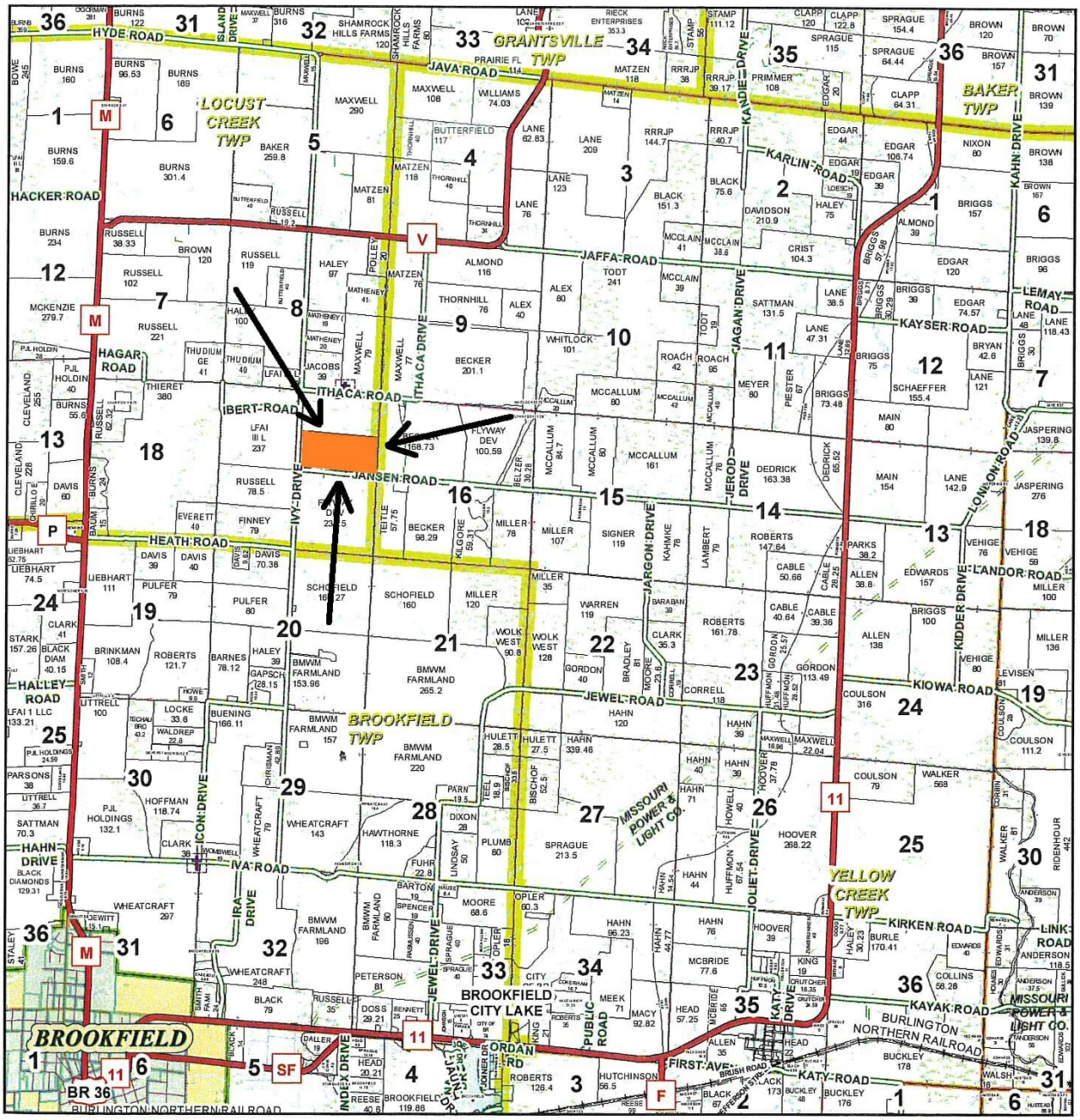
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	20.59	40.7%		IIIe							42
30034	Armstrong loam, 2 to 5 percent slopes, eroded	12.25	24.2%		IIIe	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

See Page 36



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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:

MIDLAND GIS Solutions
www.midlandgis.com

0 1,000 2,000 4,000 Feet
0 0.25 0.5 0.75 Miles

R22W | R21W | R20W | R19W | R18W
T60N
T59N
T58N
T57N

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