



MISSOURI Land & Farm

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

81.64 Acre Tavern Creek Build Site/Hay/Hunting!!

Tavern Creek Rd, Iberia MO 65486

Miller County

\$285,740



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



Location & Overview

This exceptional 81.64-acre property is located within the Iberia School District and offers a versatile mix of agricultural, recreational, and residential potential. Whether you're a farmer, outdoor enthusiast, or someone looking for the perfect spot to build a home, this tract checks all the boxes.

Agricultural Value

- **48.2 acres of hay and crop production**
Highly productive ground that's ideal for ongoing farming operations or lease income.
 - **Rock source on site**
A potential resource for material use or added value over time.
-

Build Your Dream Home

- Great building site with beautiful views
 - Located in a Iberia school district
 - Easy access and plenty of space for custom development
-

Recreation & Outdoor Living

- Timber offers habitat for wildlife and natural beauty
 - Hunting & Fishing opportunities abound—deer and turkey are frequent visitors
 - Camping & hiking potential for weekend getaways or full-time outdoor living
-

Contact Information

For more details or to schedule a showing, 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.

Miller Co. FSA

All Fields NI unless noted
 CORN=Corn, Yel, Gr; SB=Soybeans, Com, Gr
 MILO=Sorgh, grs, gr; SRW=Wheat, srw, gr;
 O=Oats, spr, fg; ALF=Alfalfa, fg;
 CLOVR=Clovr, red, fg; CCM=Covrc, mix, co;
 CCC=Covrc, ceg, co; CCB=Covrc, bob, co;
 CCL=Covrc, lum, co; FG=Mixfg, igs, fg;
 GZ=Mixfg, igs, gz; LS=Mixfg, igs, ls
 *Unless notated on Map

1:4,070

Program Year: 2024

Created: 3/5/2024

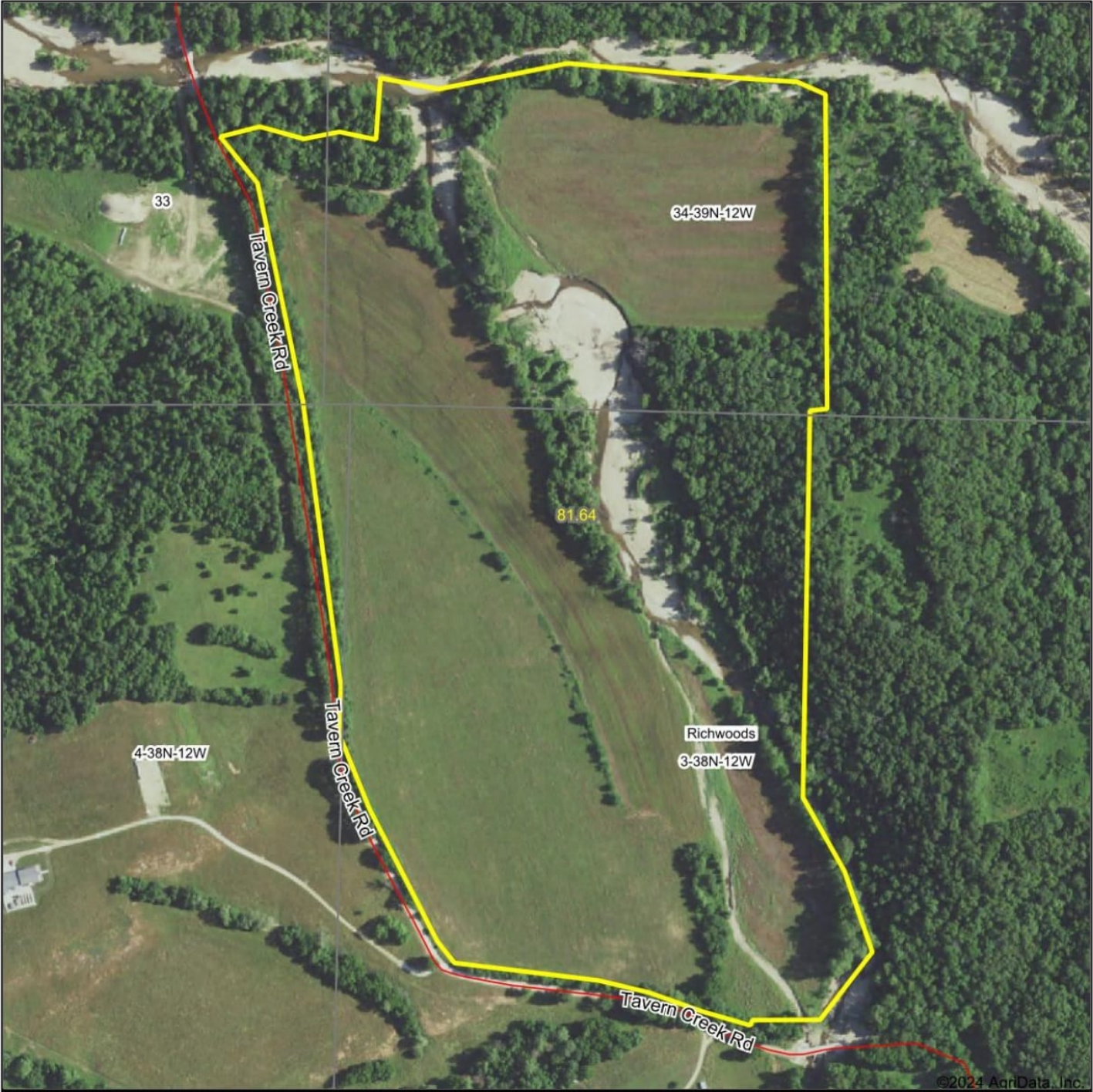
Flown: 2022-6-21

- clu
- crp
- plss

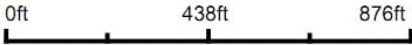
**Farm 3623
Tract 3342**



Aerial Map



Map Center: 38° 3' 37.12, -92° 14' 14.01

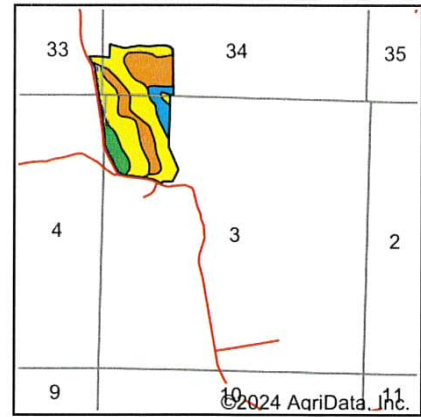
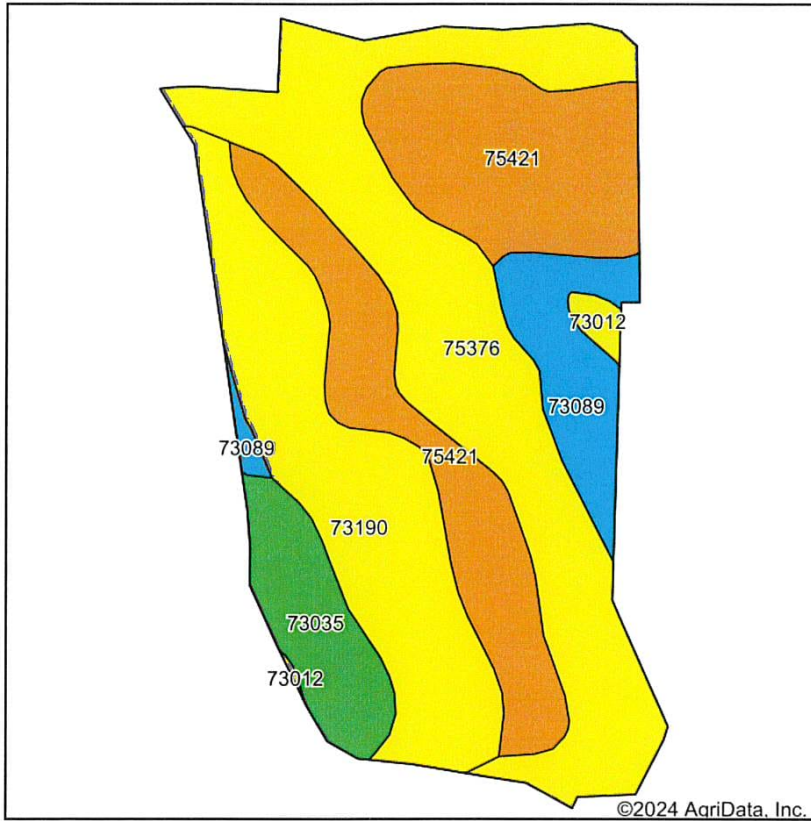


Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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3-38N-12W
Miller County
Missouri

1/8/2024

Soils Map



State: **Missouri**
 County: **Miller**
 Location: **3-38N-12W**
 Township: **Richwoods**
 Acres: **81.64**
 Date: **2/28/2024**

Maps Provided By:

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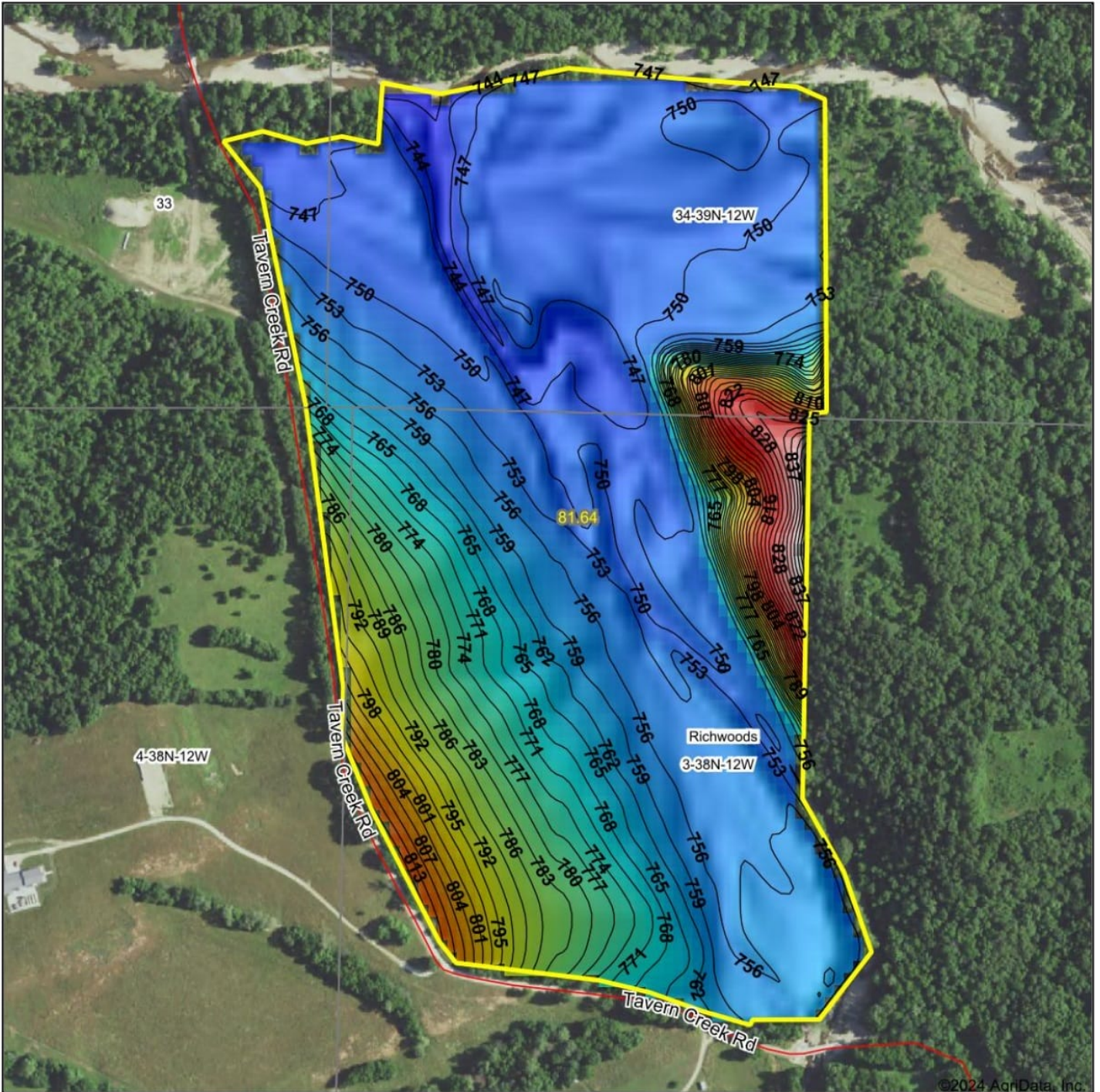


Soils data provided by USDA and NRCS.

Area Symbol: MO131, Soil Area Version: 27														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Improved bermudagrass AUM	Oats Bu	Soybeans Bu	Tall fescue AUM	Tall fescue ladino hay Tons	Wheat Bu	Winter wheat Bu	*n NCCPI Soybeans
75376	Cedargap gravelly silt loam, 0 to 2 percent slopes, frequently flooded	26.63	32.6%		Illw									58
75421	Racket silt loam, 0 to 2 percent slopes, occasionally flooded	23.63	28.9%		Ilw				38	8	4		30	67
73190	Winnipeg silt loam, 3 to 8 percent slopes, eroded	18.32	22.4%		Ille	75	7.5	60	25	7.5		45		59
73089	Rueter very gravelly silt loam, 15 to 35 percent slopes, very stony	6.33	7.8%		VIe									2
73035	Gravois silt loam, 8 to 15 percent slopes	6.04	7.4%		IVs									38

Soils data provided by USDA and NRCS.

Topography Hillshade



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Source: USGS 10 meter dem
Interval(ft): 3
Min: 740.0
Max: 851.7
Range: 111.7
Average: 763.7
Standard Deviation: 20.44 ft



1/8/2024

3-38N-12W
Miller County
Missouri

Boundary Center: 38° 3' 37.12, -92° 14' 14.01

Maps Provided By:

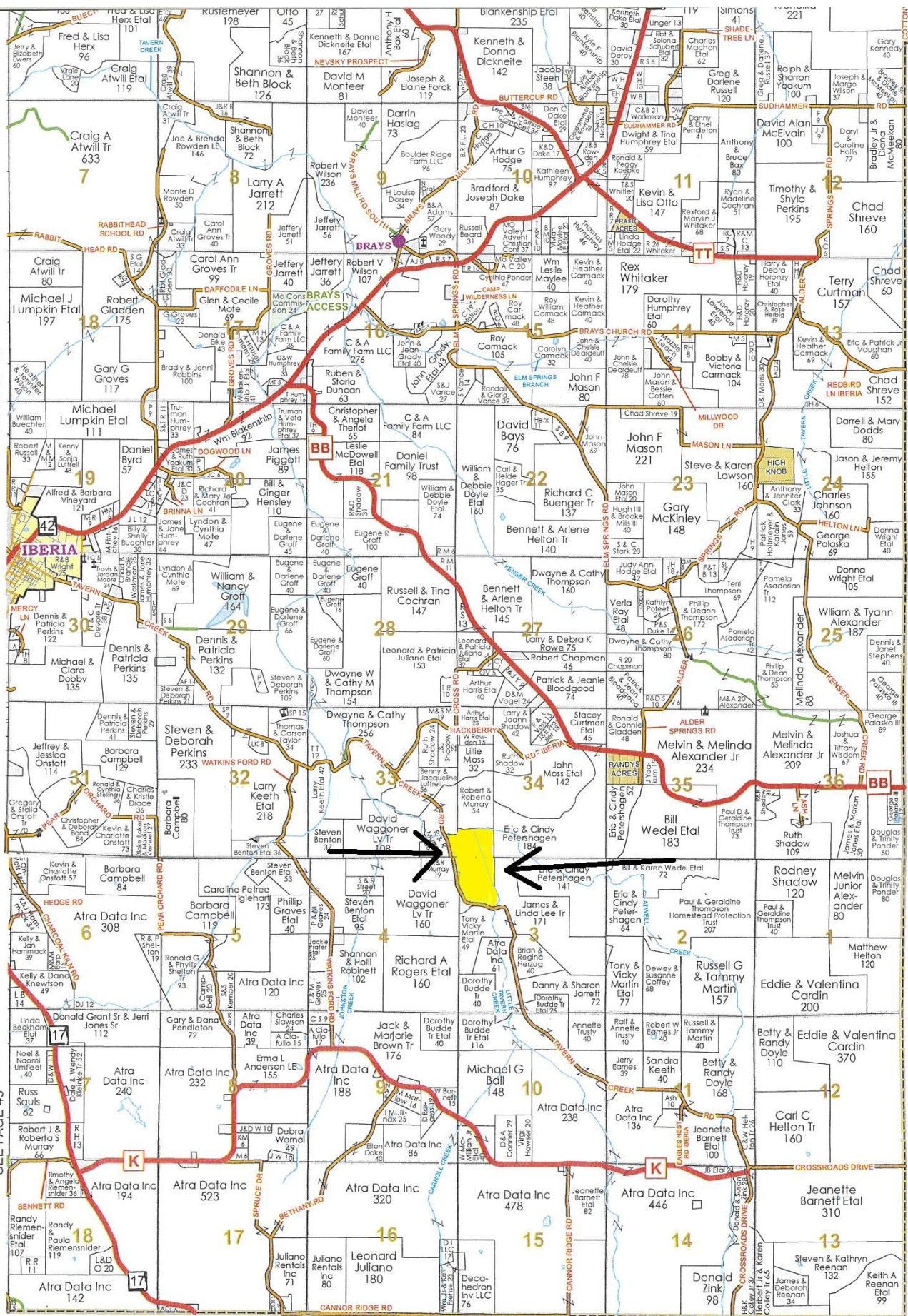


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PULASKI COUNTY

MARION COUNTY

MARION COUNTY