MISSOURI Land & Farm

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

Flair’s 18 Acre Hamburg Hammer Drop Hideaway

12004 C. Ave, Rockport, MO 64482

Atchison County

$289,000



CONTACT:



JEFFREY QUINN
Broker
660-734-3925
jquinn@missourilandandfarm.com







Are you looking for an affordable turn key waterfowl hunting property? Look no further! This property packs a lot into a smaller tract. When looking for the perfect waterfowl location location is everything. Located near Grey's Lake this 18 acre +/- property features just that. The surrounding agricultural fields and close proximity to the Missouri River Flyway should have you right in line for the fall migration. A 2.65 acre hunting pool is set up perfect for planting corn, millet or whatever you desire. A 3 year old brand new 10" well with cellular off and on capabilities and two risers in different locations. Monitor your water level and well times from the ease of your home or office before you head out to hunt! This property is set up with power to the middle of the hunting hole to keep the ice off and water open on those cold winter mornings making this a killer spot.

This property also comes complete turnkey with a 45'x60'storage building with power, a Lowe 14' flat bottom boat w/ Vanguard Hyper Drive engine and shaft driven mudbug drive with full boat trailer all included. Also comes with a Full spread of decoys, portables, other equipment and has boat ramp to access Grey's Lake as well off private property.

The owner is currently utilizing the remaining 10+/- tillable acres for an annual cash rent income of $2500.00.

Its hard to find properties in this price range on such a high quality proven successful waterfowl property! The memories made hunting with family and friends last a lifetime!

Call or text Jeff Quinn today for more information 660-734-3925

Aerial Map



Boundary Center: 40° 33' 20.44, -95° 38' 19.37

0ft 266ft 531ft

11-66N-42W
Atchison County
Missouri

N
W E
S

9/12/2023

Maps Provided By:
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FA

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Aerial Map



Map Center: 40° 33' 20.91, -95° 38' 19.2

0ft 222ft 445ft

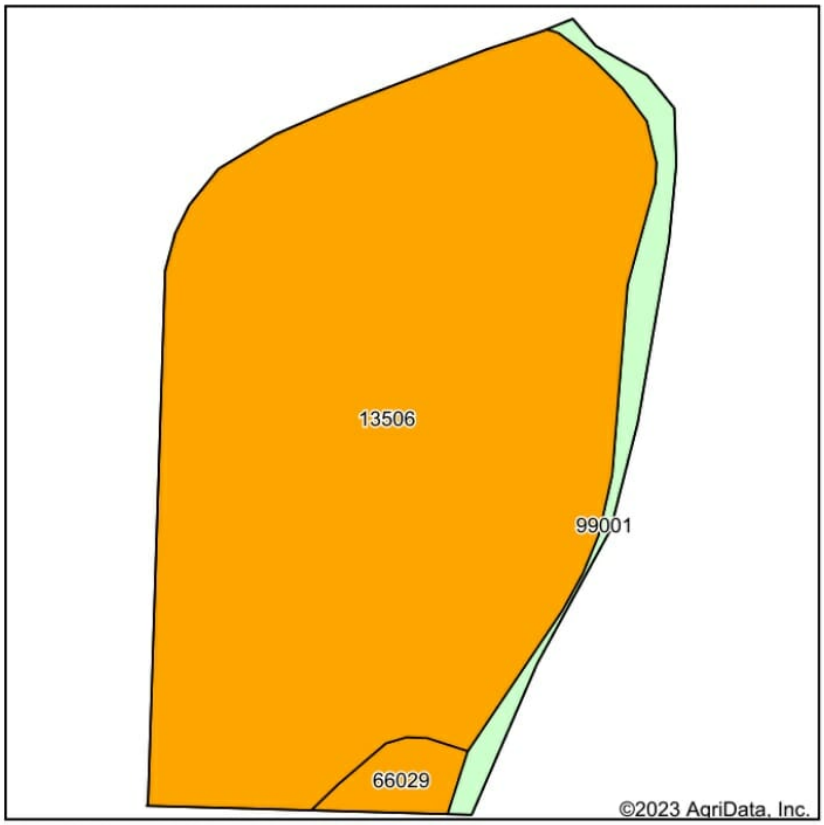
11-66N-42W
Atchison County
Missouri

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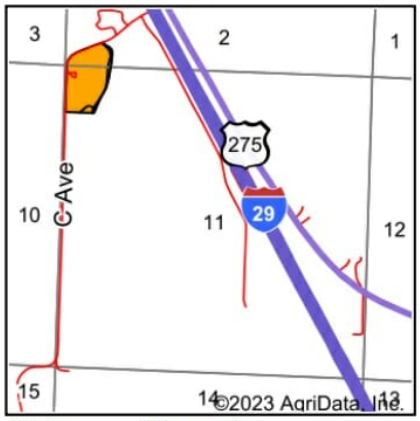
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9/12/2023

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Atchison**
Location: **11-66N-42W**
Township: **Buchanan**
Acres: **18**
Date: **9/12/2023**

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N W E S

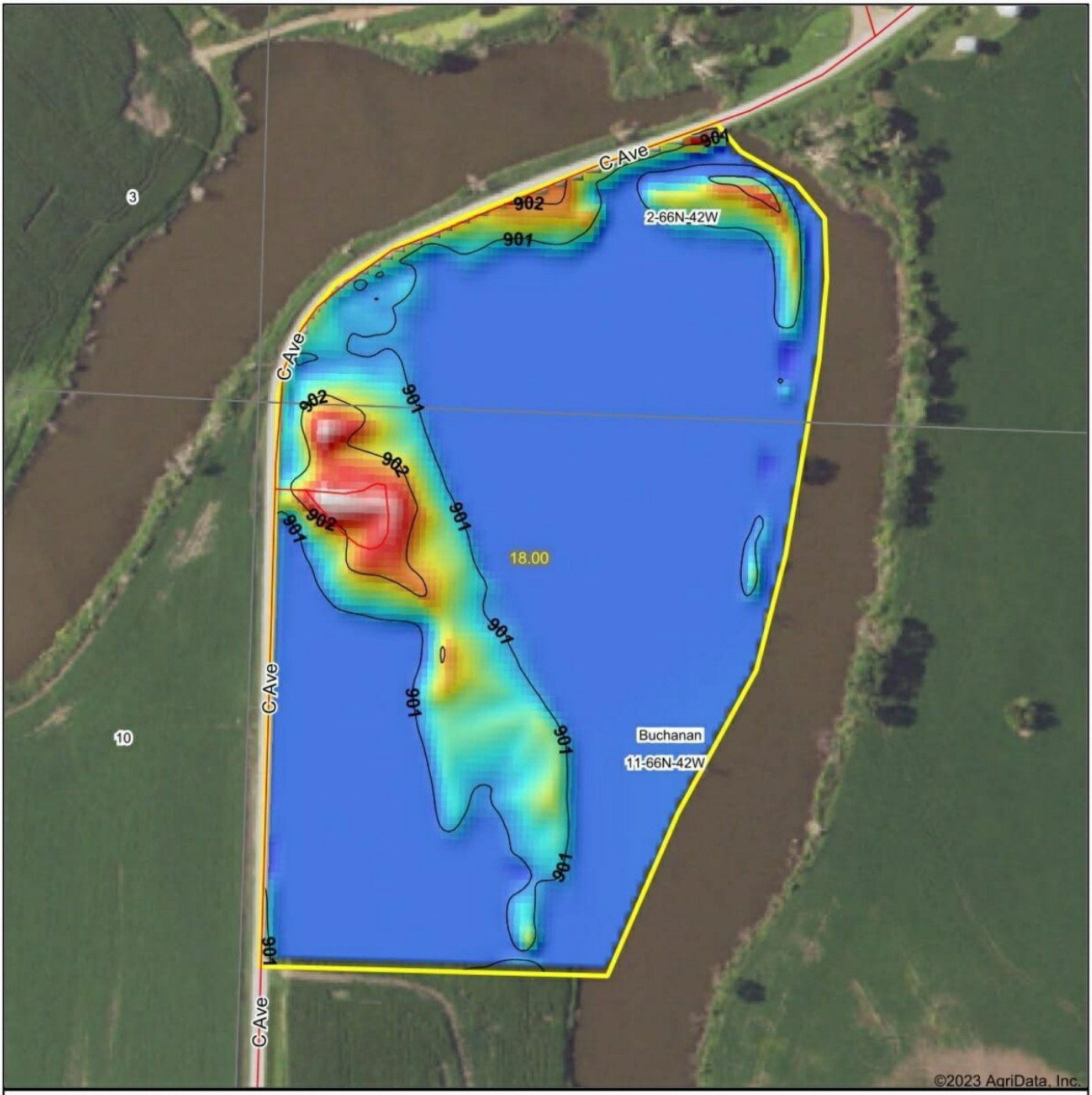
Area Symbol: MO005, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
13506	Blencoe silty clay loam, clayey substratum, 0 to 2 percent slopes, rarely flooded	16.61	92.3%		IIw	IIw	7	6	7	8	53
99001	Water	0.95	5.3%								
66029	Dockery silt loam, 0 to 2 percent slopes, occasionally flooded	0.44	2.4%		IIw		8	9	8	10	70
			Weighted Average		*-	*-	**6.7**	**5.8**	**6.7**	**7.6**	***n 50.6**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Topography Hillshade



Low Elevation Hig

Maps Provided By:
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Source:	USGS 3 meter dem
Interval(ft):	1
Min	900.7
Max:	902.9
Range:	2.2
Average:	901.1
Standard Deviation:	0.36 ft

0ft 225ft 451ft

N W E S

9/12/2023

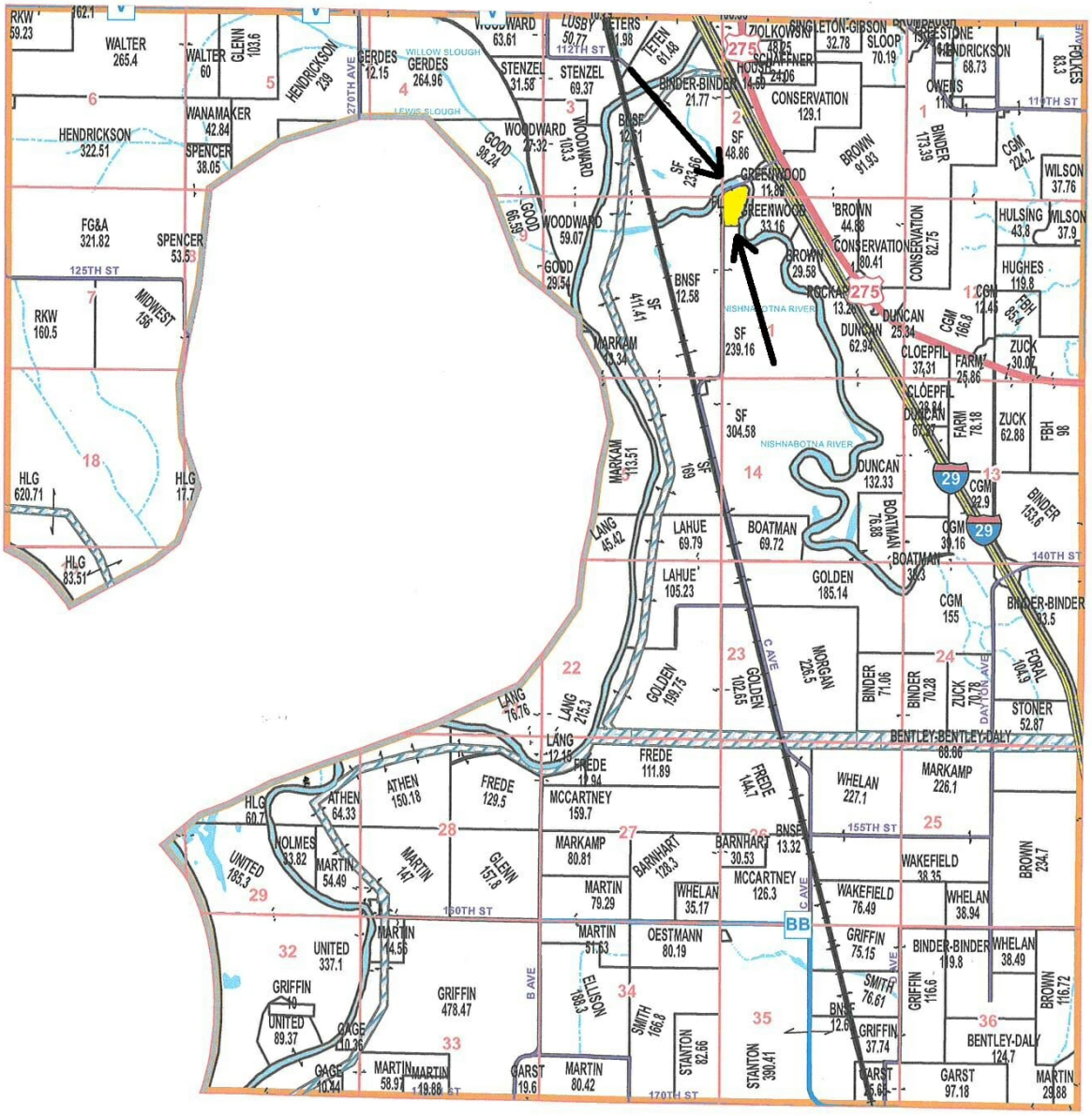
11-66N-42W
Atchison County
Missouri

Boundary Center: 40° 33' 20.91, -95° 38' 19.2

Atchison County, MO
T66N-R42W

See Page 19

See Page 23



See Page 27

See Pages 43 & 45

Map Date: *January 09, 2023*

Atchison County Commission

Curtis Livengood - Presiding Commissioner
Richard C Burke - Southern District
Jim Quimby - Northern District

Data Courtesy of Atchison County Geographic Information System

Lori Jones - Assessor / GIS Analyst
Stephanie Shineman - RE Clerk / GIS Coordinator
https://atchison.integritygis.com

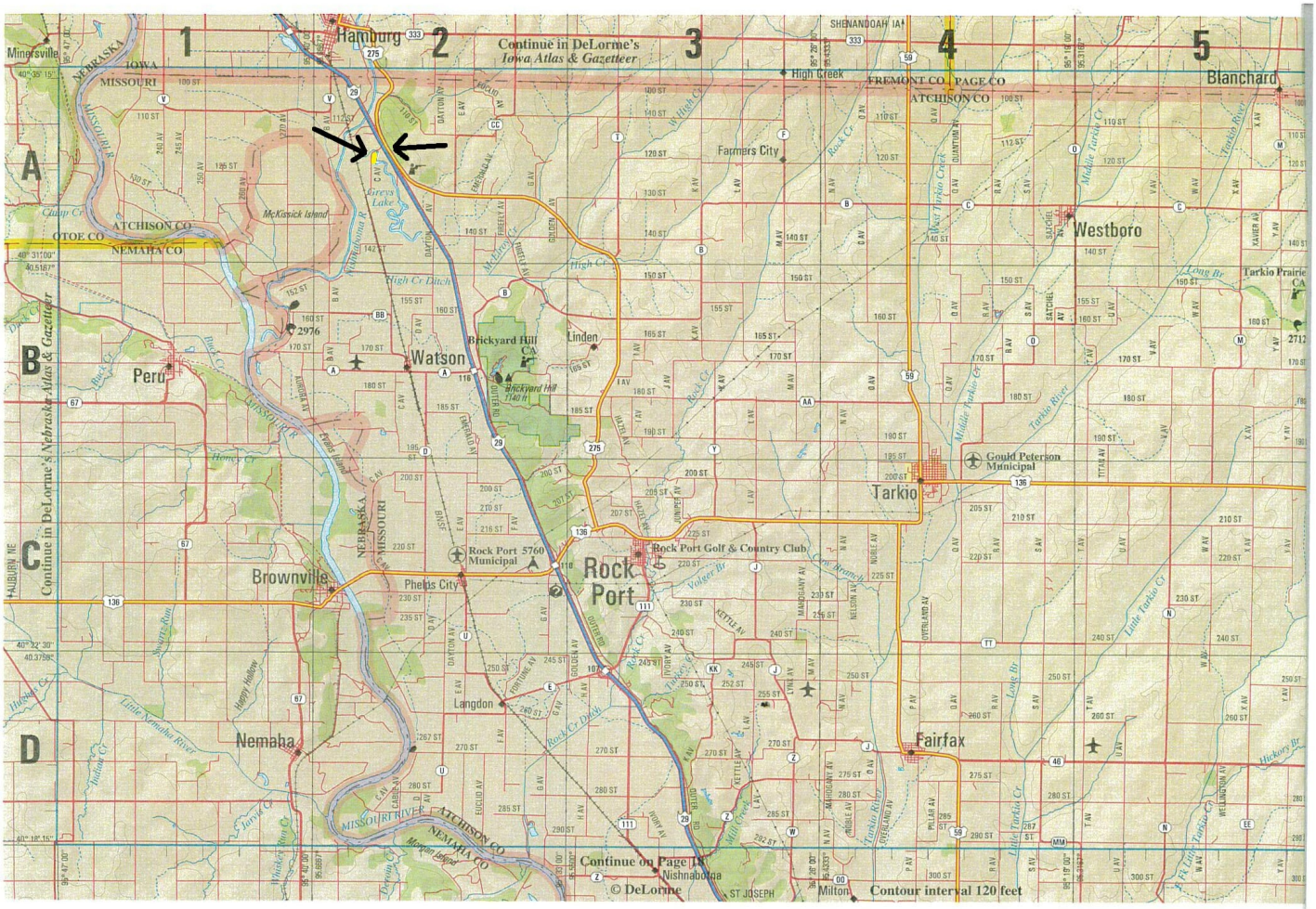
This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 10 ac labeled

1 inch = 0.88 miles






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