



# MISSOURI Land & Farm

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

## Secluded 160 Acre Northern Linn Co. Hunting/Tillable Tract!!

Edge Road, Browning, MO

Linn County

**\$500,000**



### CONTACT:



**JEFFREY QUINN**

Broker

660-734-3925

jquinn@missourilandandfarm.com

This 160 acres has all the ingredients to grow and hold big deer.

The first thing I look for in a hunting farm is seclusion. This farm is sitting on the end of a dead end road with no roads touching the boundaries. This allows for the entire 160 acres to be hunt able not just a portion off the road.

Next would be Cover, Travel routes, Pinch points, and Food. Take one look at the Ariel photo and you will see this farm checks all those boxes plus some.

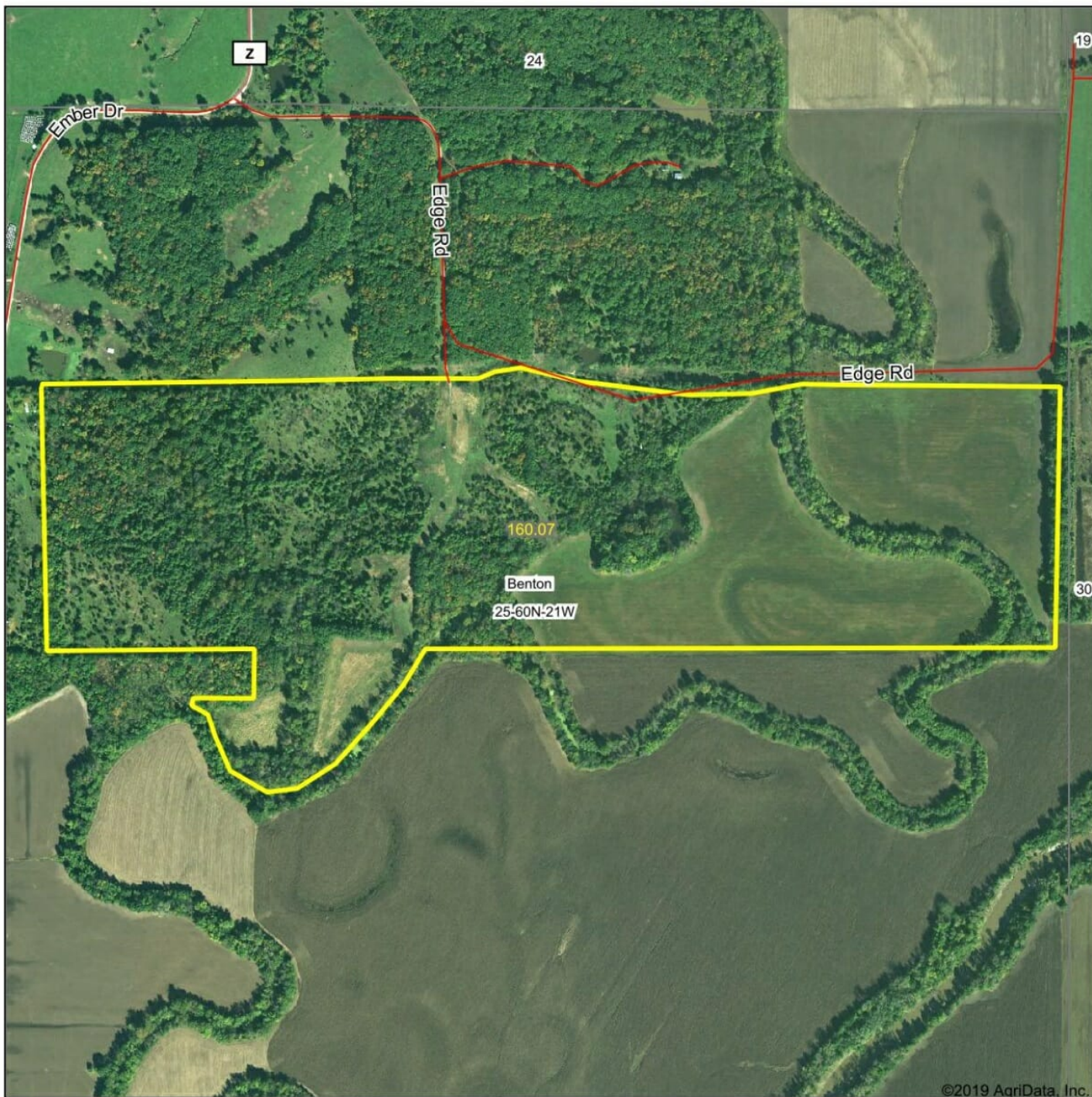
In addition to great hunting this farm features 64.5 acres of Prime Bottom ground!! Owner is currently farming on shares however cash rents could bring anywhere from \$160-\$200/acre. This would allow for \$10,320-\$12,900 in income. If leased for hunting this farm should top the lease income an additional \$3200-\$4000 should be possible.

For more information on this farm call or text Jeff Quinn today 1-660-734-3925.



<p><b>Farm 536</b> <b>Tract 666</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> crp</li> <li><span style="border: 1px solid yellow; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> dlu</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> plss</li> </ul>	<p>Linn Co. FSA</p> <p>1 inch equals 517 feet</p> <p><b>Program Year: 2019</b></p> <p>Created: 4/9/2019</p> <p>Flown: 2016-06-09</p>	<p><b>Wetland Determination Identifiers</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">●</span> Restricted Use</li> <li><span style="color: yellow;">▼</span> Limited Restrictions</li> <li><span style="color: green;">■</span> Exempt from Conservation Compliance Provisions</li> </ul> <p><small>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.</small></p>
--	--	---

# Aerial Map



©2019 AgriData, Inc.

Map Center: 39° 59' 35.35, -93° 12' 1.04



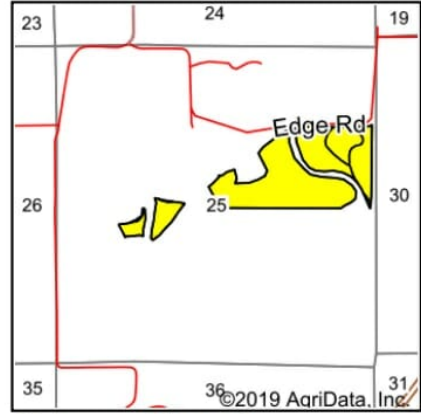
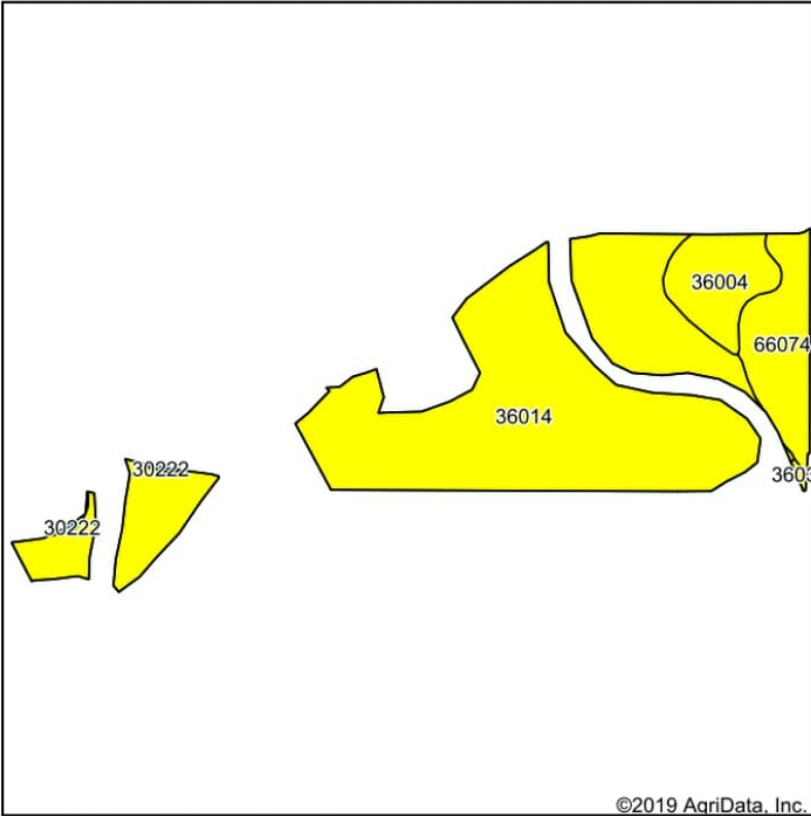
**25-60N-21W**  
**Linn County**  
**Missouri**



1/21/2020

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2019 [www.AgrIDataInc.com](http://www.AgrIDataInc.com)

# Soils Map



State: **Missouri**  
 County: **Linn**  
 Location: **25-60N-21W**  
 Township: **Benton**  
 Acres: **64.57**  
 Date: **1/21/2020**



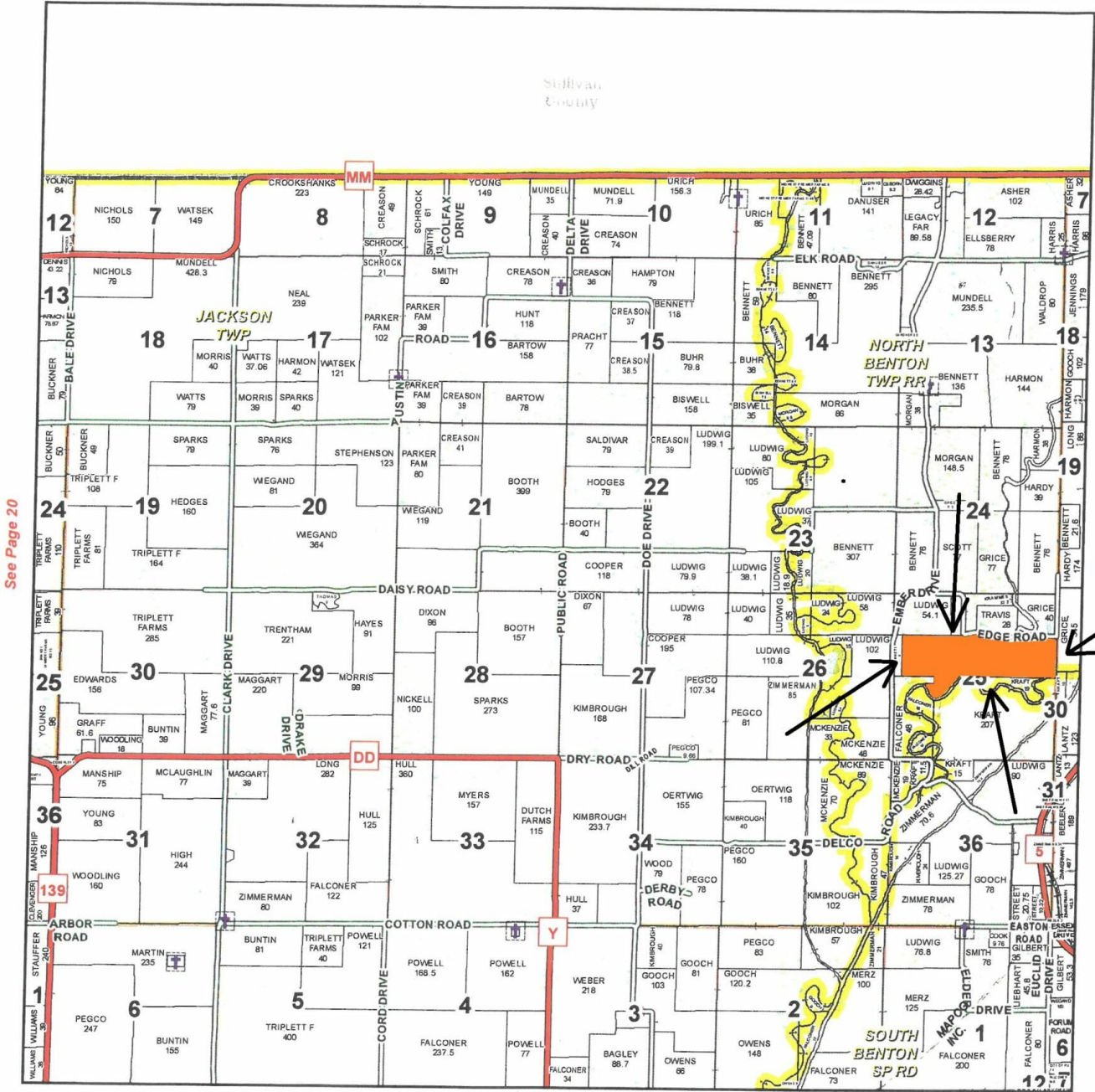
Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 21													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	*n NCCPI Soybeans	
36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	51.35	79.5%		Illw	8		9			8	8	53
66074	Chequest silty clay loam, 0 to 2 percent slopes, frequently flooded	7.18	11.1%		Illw	8		9			7	8	23
36004	Blackoar silt loam, 0 to 2 percent slopes, frequently flooded	5.71	8.8%		Illw								53
30222	Winnegan clay loam, 14 to 20 percent slopes, eroded	0.19	0.3%		Vle	7	8	8	5		8	7	39
36034	Portage silty clay, 0 to 2 percent slopes, frequently flooded, frequently ponded	0.14	0.2%		Illw	8		9			7	8	28
<b>Weighted Average</b>						<b>7.3</b>	<b>*-</b>	<b>8.2</b>	<b>*-</b>	<b>7.2</b>	<b>7.3</b>	<b>*n 49.6</b>	

\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# T60N-R21W

Sullivan  
County



See Page 20

See Page 24

See Page 32

January 18, 2017

Linn County Commission  
 Dick King - Presiding Commissioner  
 Mike Brown - 1st District Commissioner  
 Josh Muck - 2nd District Commissioner

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	04	05	06	07
T59N	08	09	10	11
T58N	14	15	16	17
T57N	18	19	20	21

**Legend**

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