



# MISSOURI Land & Farm

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## 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.

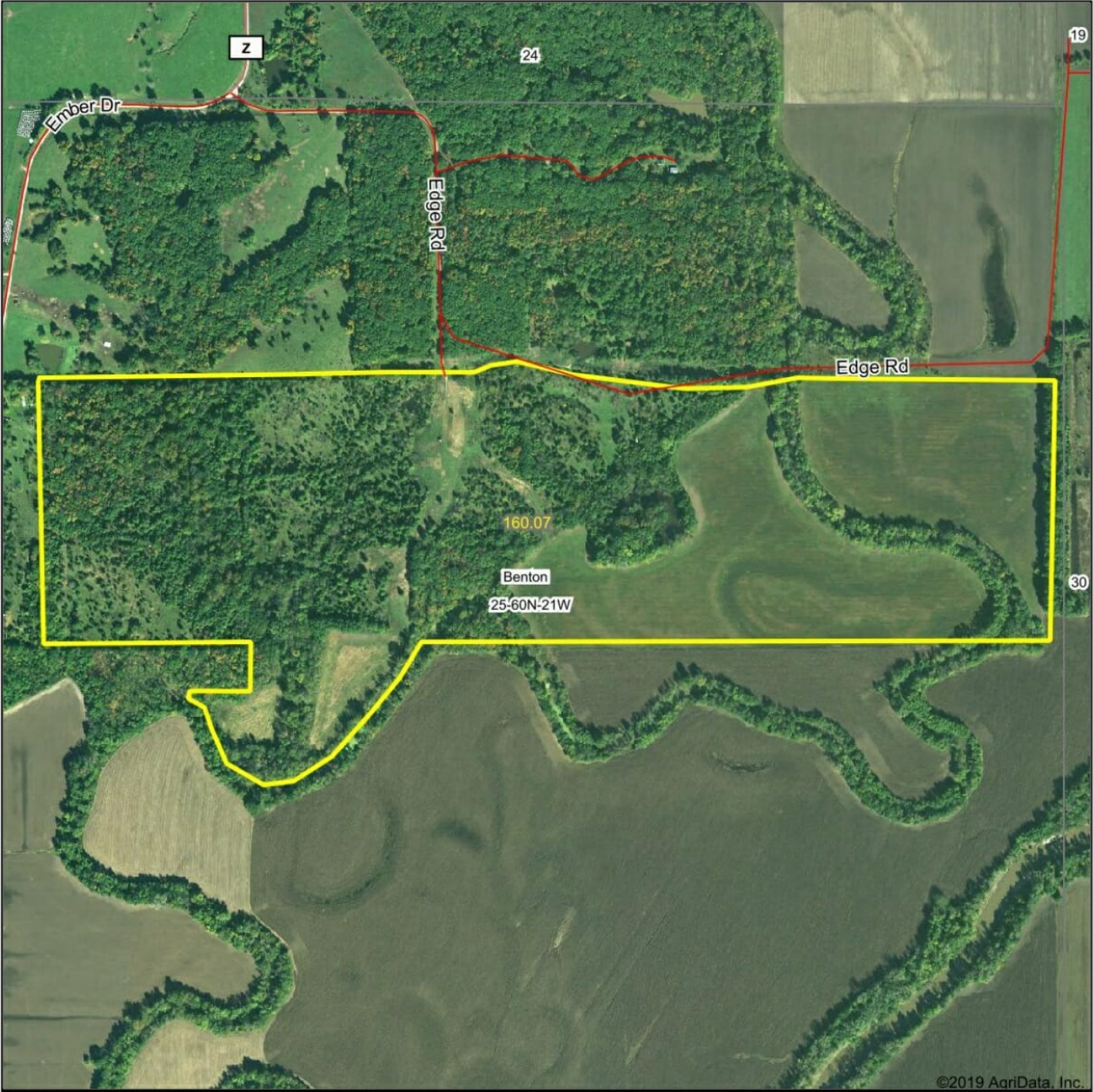
In addition to great hunting this farm features 64.5 acres of Prime Bottom ground!! Owner is currently farming on shares however cash rents could bring anywhere from \$160-\$200/acre. This would allow for \$10,320-\$12,900 in income. If leased for hunting this farm should top the lease income an additional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

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



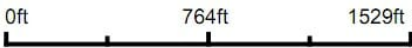


Aerial Map



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

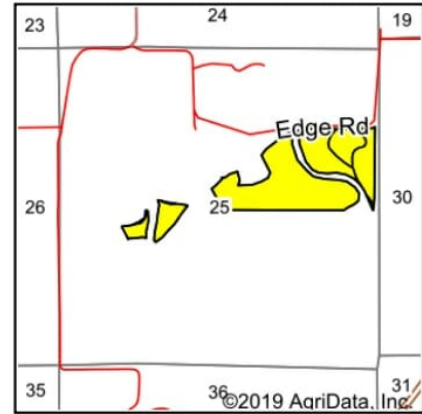
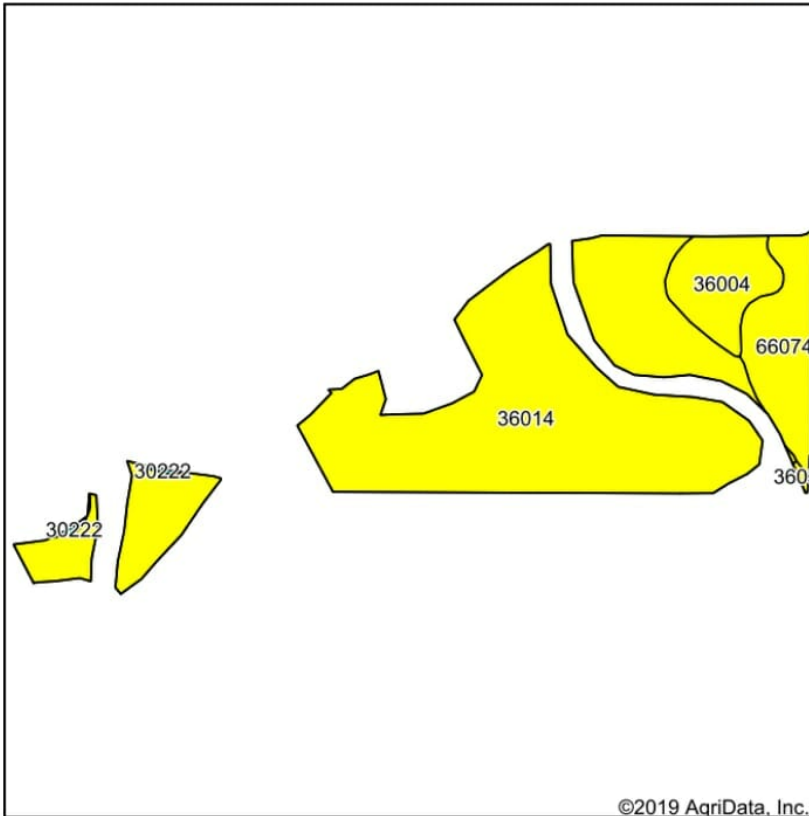


25-60N-21W  
Linn County  
Missouri



1/21/2020

# Soils Map



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

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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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%		IIIw	8		9		8	8	53
66074	Chequest silty clay loam, 0 to 2 percent slopes, frequently flooded	7.18	11.1%		IIIw	8		9		7	8	23
36004	Blackoar silt loam, 0 to 2 percent slopes, frequently flooded	5.71	8.8%		IIIw							53
30222	Winnegan clay loam, 14 to 20 percent slopes, eroded	0.19	0.3%		VIe	7	8	8	5	8	7	39
36034	Portage silty clay, 0 to 2 percent slopes, frequently flooded, frequently ponded	0.14	0.2%		IIIw	8		9		7	8	28
Weighted Average						7.3	*-	8.2	*-	7.2	7.3	*n 49.6

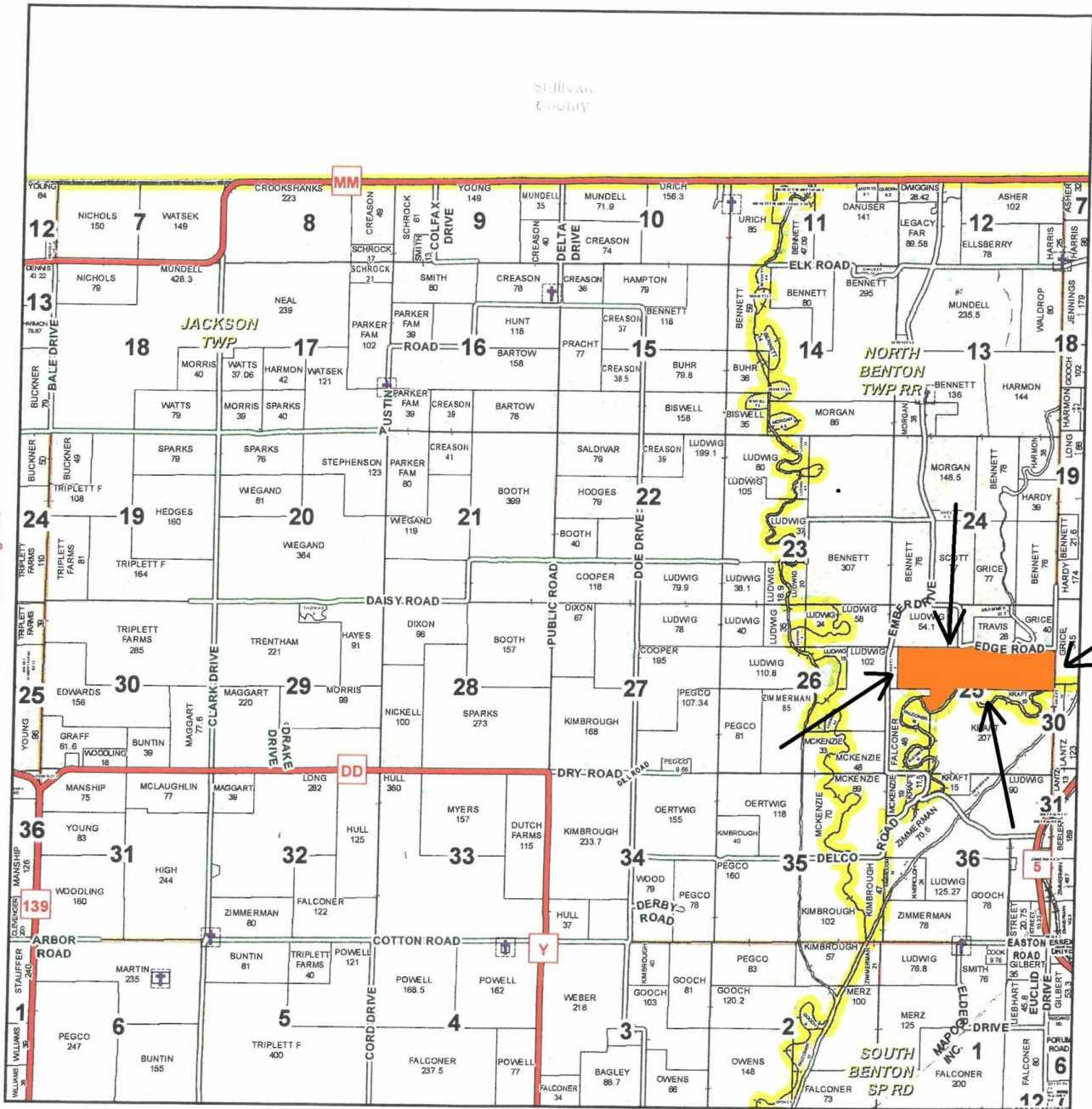
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# T60N-R21W



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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:

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GIS Solutions  
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