



# MISSOURI Land & Farm

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

**St. Charles County Tillable & Hunting!!**

**\$299,000**



**CONTACT:**



**JEFFREY QUINN**

Broker

660-734-3925

[jquinn@missourilandandfarm.com](mailto:jquinn@missourilandandfarm.com)

Live in St. Louis and wish you had a place to hunt without the drive? Now you can. This 50 acre + tract will allow you to hunt whatever you desire. Located conveniently off Greens Bottom Road in the Bonhomme Island. You could be hunting after work!!

Deer  
Turkey  
Doves  
Waterfowl  
Mushrooms  
Fishing

Privately secluded back in the back away from all the other traffic on a dead end road is where I prefer. This farm offers exactly that.

Don't forget this tract offers 37.5 tillable acres for income. These acres are currently rented for \$250 or \$9375 annually for the next 2 years (2020 and 2021). The soils in the Bonhomme Island have long been know to produce some pretty impressive crops.

Back to the hunting from talking to the neighbors there have been numerous deer taking in the 150-160" Range. A 180" mega whitetail was taken just this last year. There where deer trails and turkey tracts pouring over the levy. The neighboring wetland tract to the south is sure to help with habitat to hold those Big bucks.

According to one neighbor its a great place to Canadian Goose hunt and he said he has seen it solid white with Snows and Blues. With a small berm some cropland flooding would be a sure fire way to turn this into a waterfowl hot spot.

Don't forget those bank lines in Greens Chute waiting on those big Flat Head, Blue's, and Channel Cats for your fish fry's.

If you would like more land. The owner would consider selling more acres. They would be all tillable to the west.

Call or text Jeff Quinn for more information 1-660-734-3925

# Aerial Map



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Map Center: 38° 41' 35.49, -90° 34' 59.22



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St Charles County  
Missouri



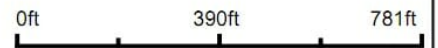
5/14/2020

# Aerial Map



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Map Center: 38° 41' 35.49, -90° 34' 59.18



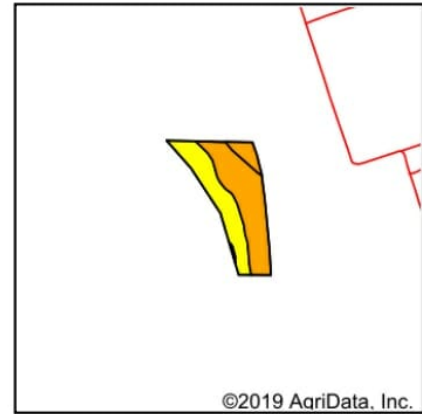
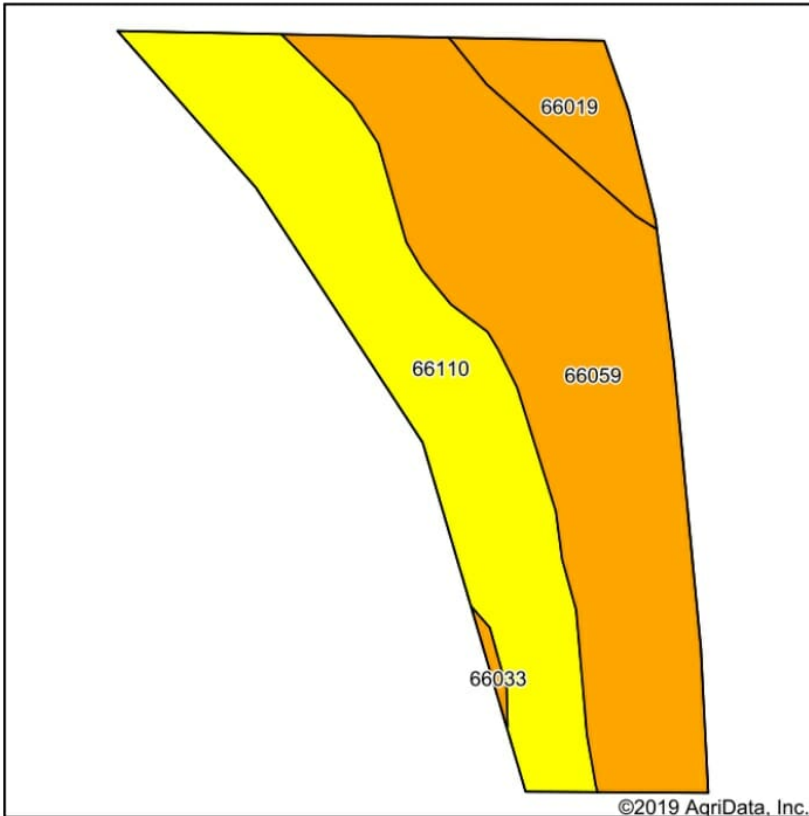
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St Charles County  
Missouri



5/14/2020

# Soils Map



State: **Missouri**  
 County: **St Charles**  
 Location: **38° 41' 35.49, -90° 34' 59.22**  
 Township: **Boone**  
 Acres: **35.7**  
 Date: **5/14/2020**



Soils data provided by USDA and NRCS.

Area Symbol: MO183, Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
66059	Peers silty clay loam, 0 to 2 percent slopes, occasionally flooded	18.91	53.0%		IIw	8	9	8	10	78
66110	SansDessein silty clay, 0 to 2 percent slopes, occasionally flooded	14.00	39.2%		IIIw	8	7	8	9	46
66019	Lowmo silt loam, 0 to 2 percent slopes, occasionally flooded	2.62	7.3%		IIw	8	7	7	9	70
66033	Lowmo-Peers complex, 0 to 2 percent slopes, occasionally flooded	0.17	0.5%		IIw	8	8	7	9	73
<b>Weighted Average</b>						<b>8</b>	<b>8.1</b>	<b>7.9</b>	<b>9.5</b>	<b>*n 64.8</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.

