# MISSOURI Land & Farm

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## Top Notch Hunting & Building Spot!!

**Katy Drive, Brookfield, MO 64628**

**Linn County**

**$166,320**




## CONTACT:



**JEFFREY QUINN**

Broker

660-734-3925

jquinn@missourilandandfarm.com








When it comes to hunting or real estate in general one thing trumps all, Location. Sometimes a 1000 acres in the wrong place can't produce what a small tract in the right place can. This 23.76 acres is located in what has always been known as a great place. As evidenced in the pictures provided this property is situated perfectly in a preferred travel corridor for the area.

It provides 2 nice ponds and a great building site along the road. As you slip back below the ponds there is a great spot for a secluded food plot. To most there wouldn't be a need to travel any farther. The food plot location is perfectly situated in a spot where deer will feel comfortable in daylight. The beneficial part is it's an easy spot to slip in and out of without detection. With food and the travel corridor it's a sure spot for cruising November bucks and Spring Toms.

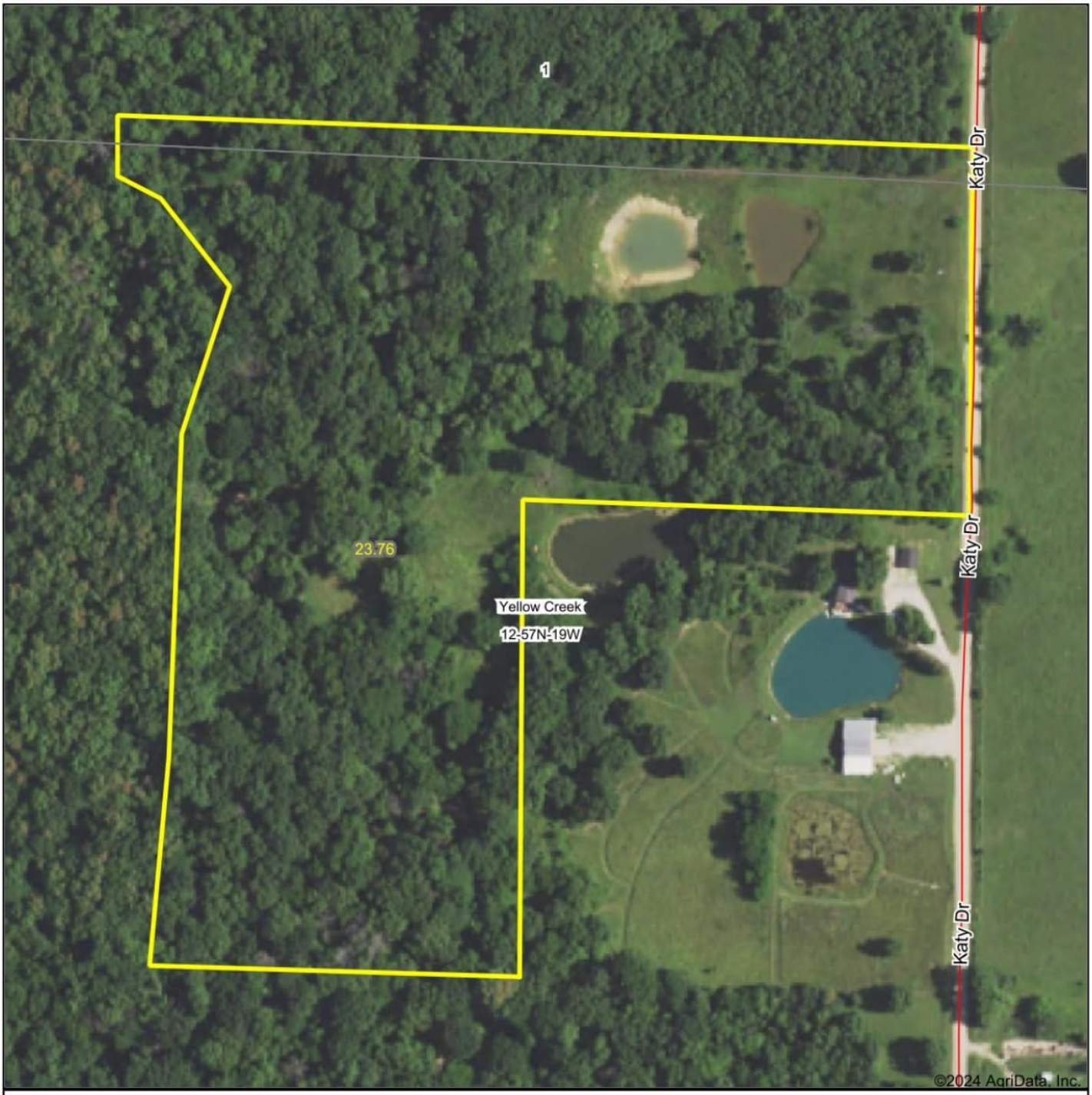
- Property is in Marceline R-V School District
- Marketable Timber
- 3 Nice Ponds
- Great Building Site
- Loaded with Wildlife

For more information call or text Jeff Quinn today 660-734-3925

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# Aerial Map




Map Center: 39° 46' 25.78, -92° 58' 51.94

0ft 232ft 464ft

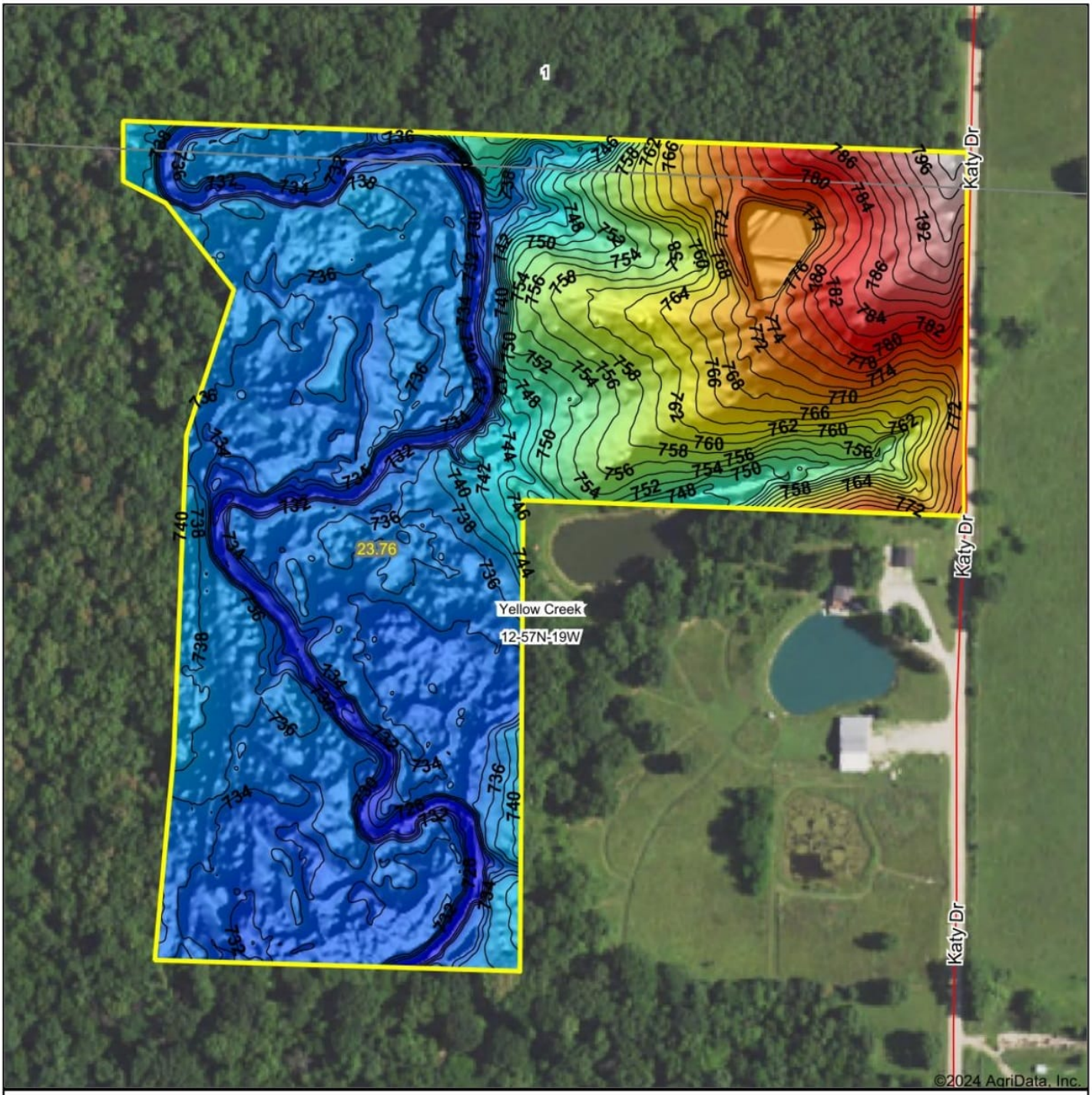
**12-57N-19W**
**Linn County**
**Missouri**

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7/16/2024

Maps Provided By:
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# Topography Hillshade




Low Elevation Hig

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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| | |
|---|---|
| Source: | USGS 1 meter dem |
| Interval(ft): | 2 |
| Min | 726.2 |
| Max: | 799.7 |
| Range: | 73.5 |
| Average: | 746.3 |
| Standard Deviation: | 16.96 ft |

0ft 235ft 470ft

N W E S

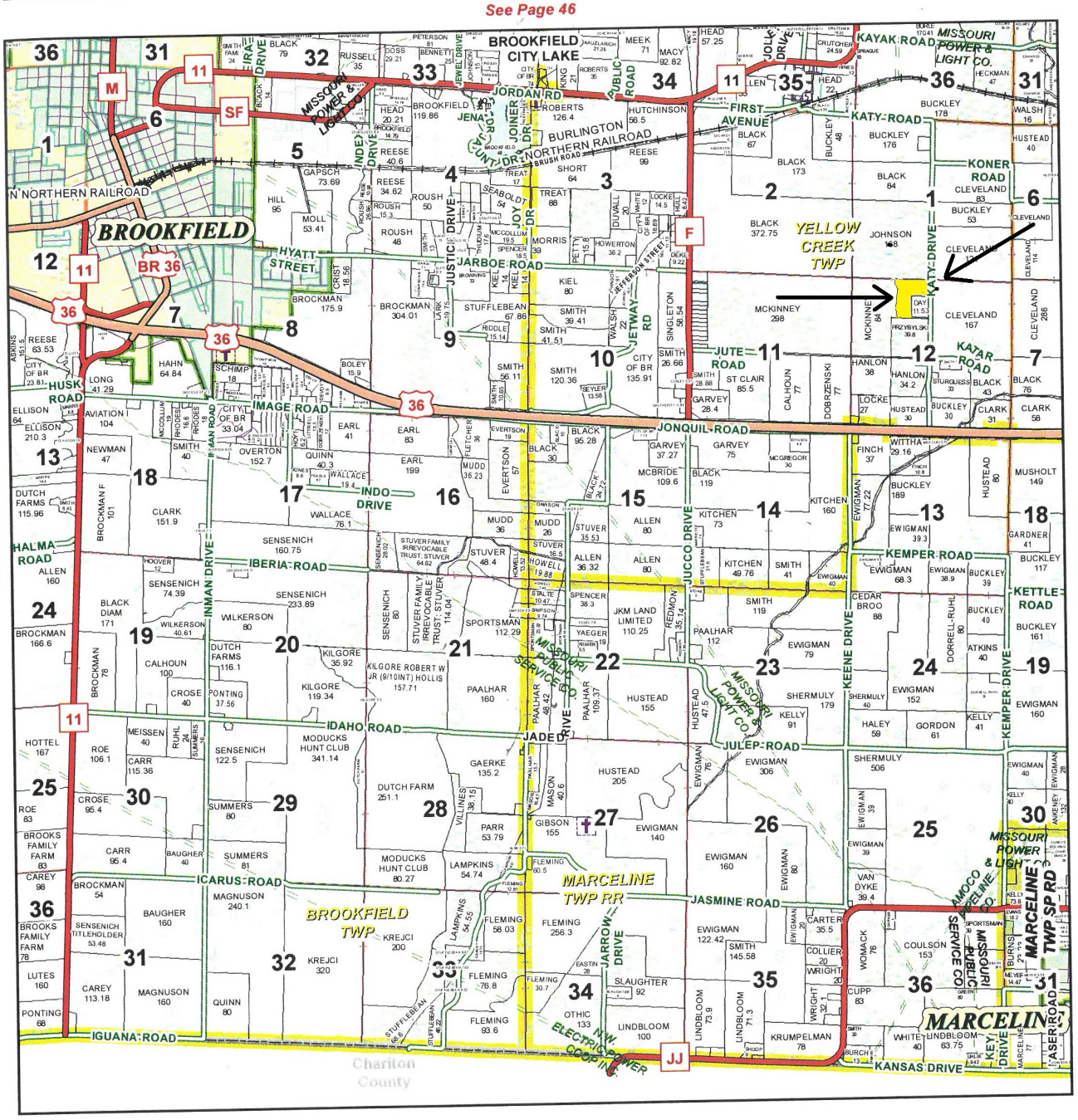
7/16/2024

**12-57N-19W**
**Linn County**
**Missouri**

Boundary Center: 39° 46' 25.78, -92° 58' 51.94

# T57N-R19W

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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:**

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 | T59N | T58N | T57N

**Legend**

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