



MISSOURI Land & Farm

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

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

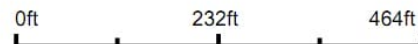
For more information call or text Jeff Quinn today 660-734-3925

Aerial Map



©2024 AgriData, Inc.

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



12-57N-19W
Linn County
Missouri

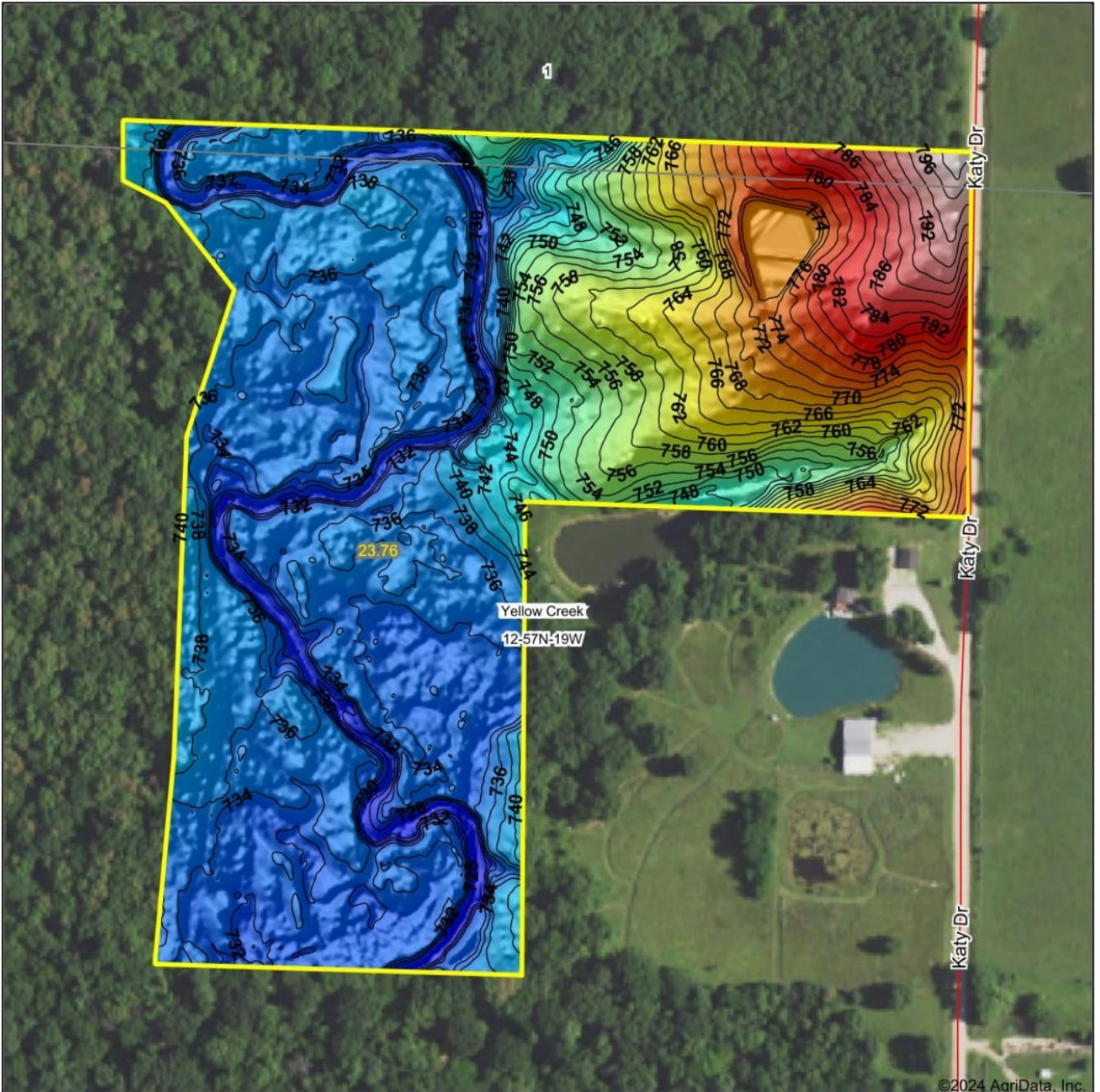


Maps Provided By:

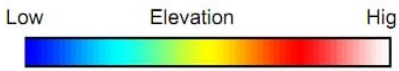
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

7/16/2024

Topography Hillshade



©2024 AgriData, Inc.



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



12-57N-19W
Linn County
Missouri

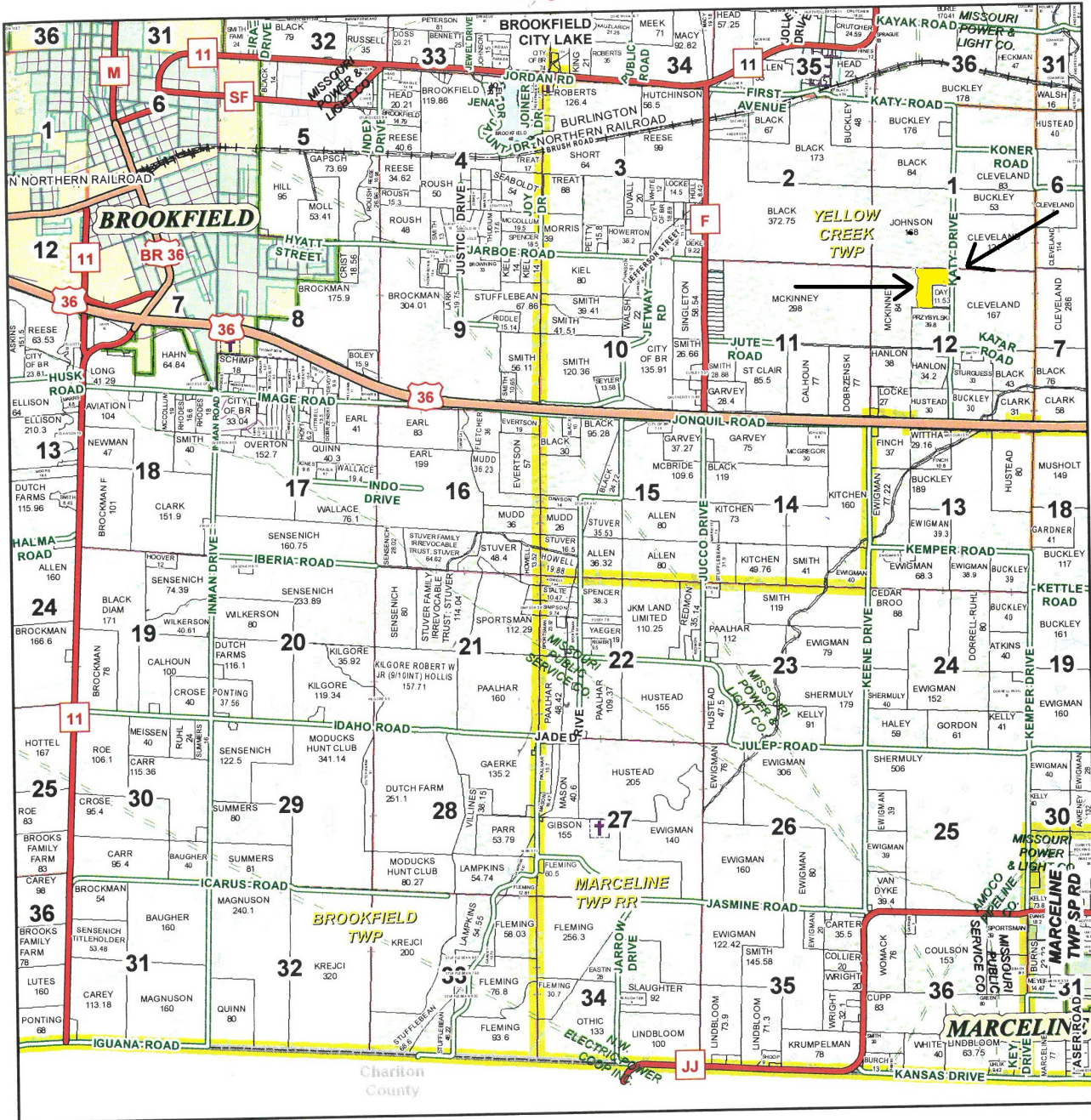
7/16/2024

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

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

T57N-R19W

See Page 46



See Page 54

See Page 58

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

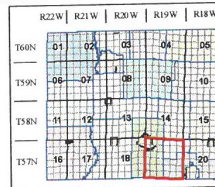
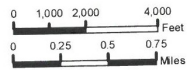
This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:



www.midlandgis.com



Legend

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