



# 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



Aerial Map



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

12-57N-19W  
Linn County  
Missouri

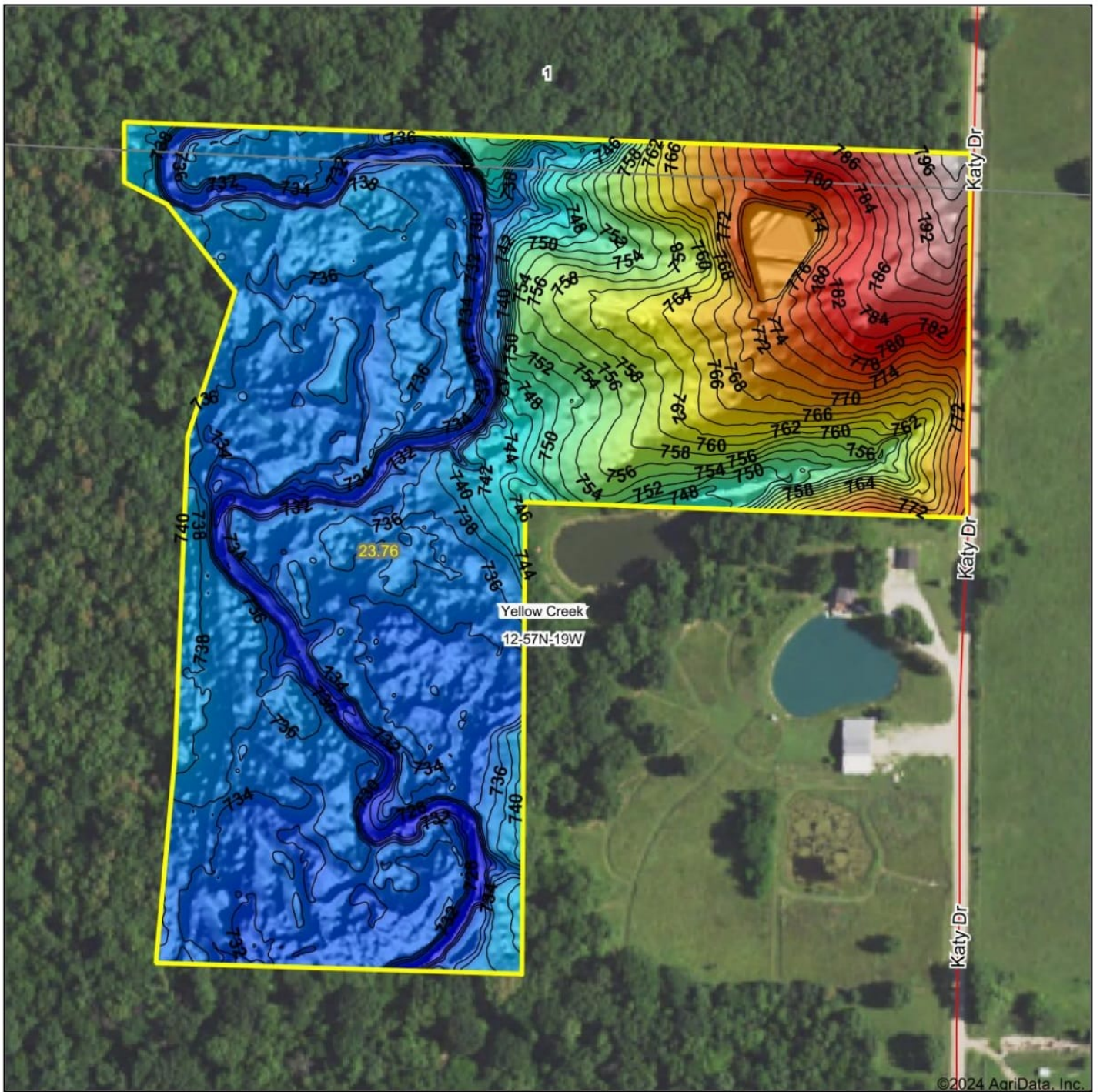
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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7/16/2024



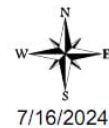
# Topography Hillshade



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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



12-57N-19W  
Linn County  
Missouri

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

Maps Provided By:



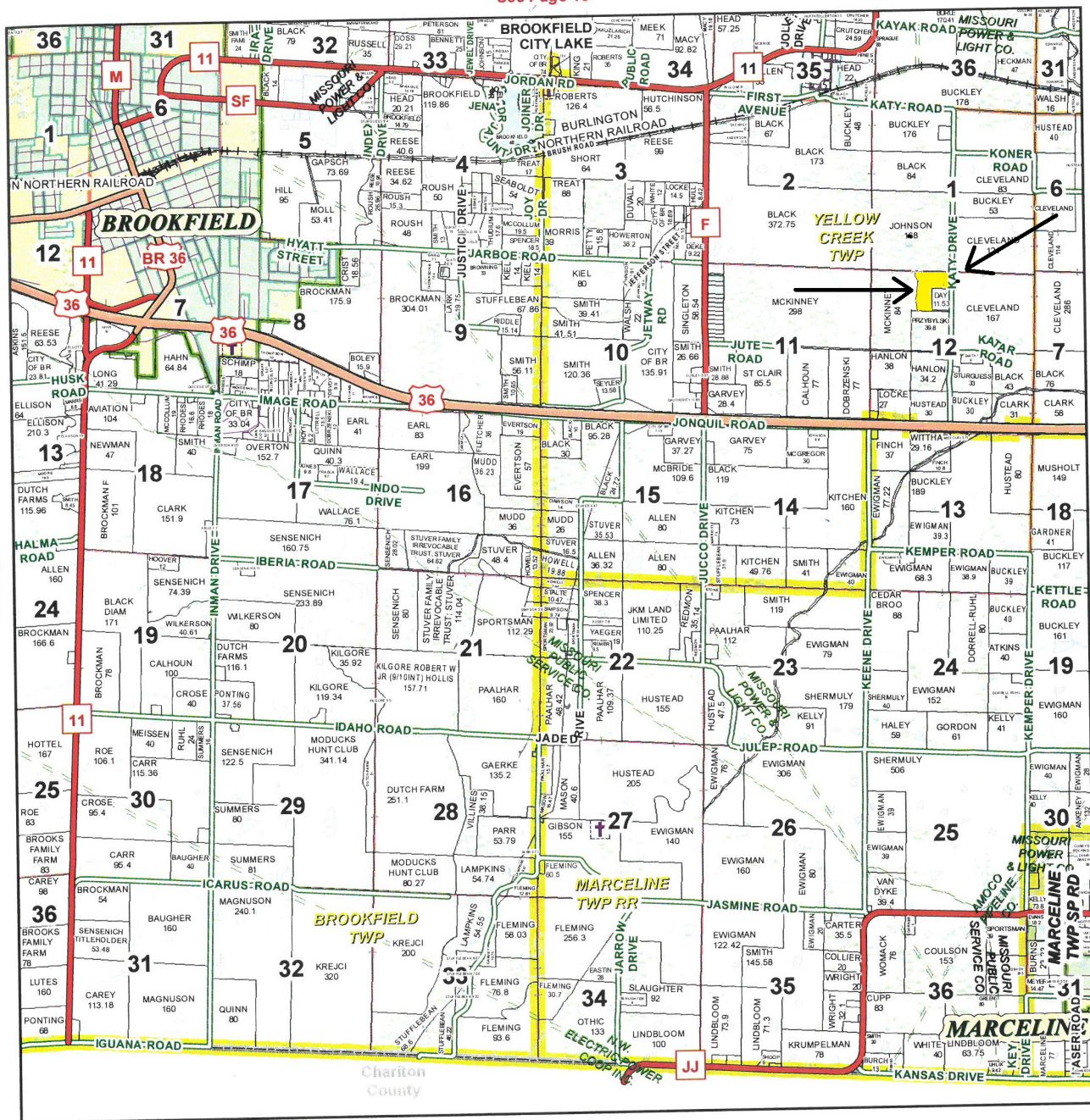
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# T57N-R19W

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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

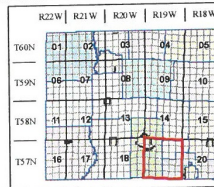
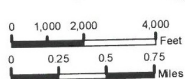
This data was primarily developed  
for tax purposes and is not  
considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:



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
- Land Hooks
- Bridges
- Cemeteries