



MISSOURI Land & Farm

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

100 Acre Wildlife Sanctuary w/Income!!

Molly Road, Bucklin MO 64631

Linn County

\$450,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



This 100 Acre tract is exactly what I would look for in a hunting Farm.

Great Area!! Great Camp Spot!!

Seclusion - Dirt Dead End Road!!

Funnels for travel routes!!

Grain for holding deer all year long.

FSA shows 38.5 Tillable acres however current farmer states they are farming more on the west side now. He says that number should be closer to 42 acres and that he would be willing to farm back for \$185/Acre based on 42 Acres or \$7,770.

(Terraced Grain fields would offer a little depreciation value)

I would clean out the old trails through the timber. To establish easy in and out routes. Along with a great way to sneak up on those gobbling Toms.

Establish Permanent food plot locations.

I would also try for a Cp-33 Field edge Buffer program for warm season grasses. (You must own land 1 year prior to CRP enrollment) Then Farm the ridge top.

If your not a hunter the current owner has leased out the hunting rights for an additional \$3000 in income

Call for more information on this great tract. Jeff Quinn 1-660-734-3925

S-14-T58N-R18W

12
38.52
HEL

13
62.97

All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Linn Co. FSA

Corn Yellow Grain=C, SoybeansComGrain=SB
Covrc -ceg-co=CCC COvrc-bob-co=CCb
Sorghum Grain=Milao, Wheat Winter=SRW
Oats Spring Grain=O, Mix FG LS=LS
Wheat Hard Winter Grain=HRW
Mixed Forage LGM Graze=P
Mixed Forage LGM Forage=H
Failed=F Prevent Plant=PP
*Unless noted on Map

1 inch equals 342 feet

Program Year: 2021

Created: 4/14/2021

Flown: 2018-08-12

- clu
- crp
- plss

**Farm 856
Tract 1983**

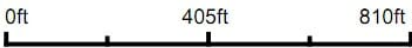


Aerial Map



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Map Center: 39° 50' 35.5, -92° 53' 13.98

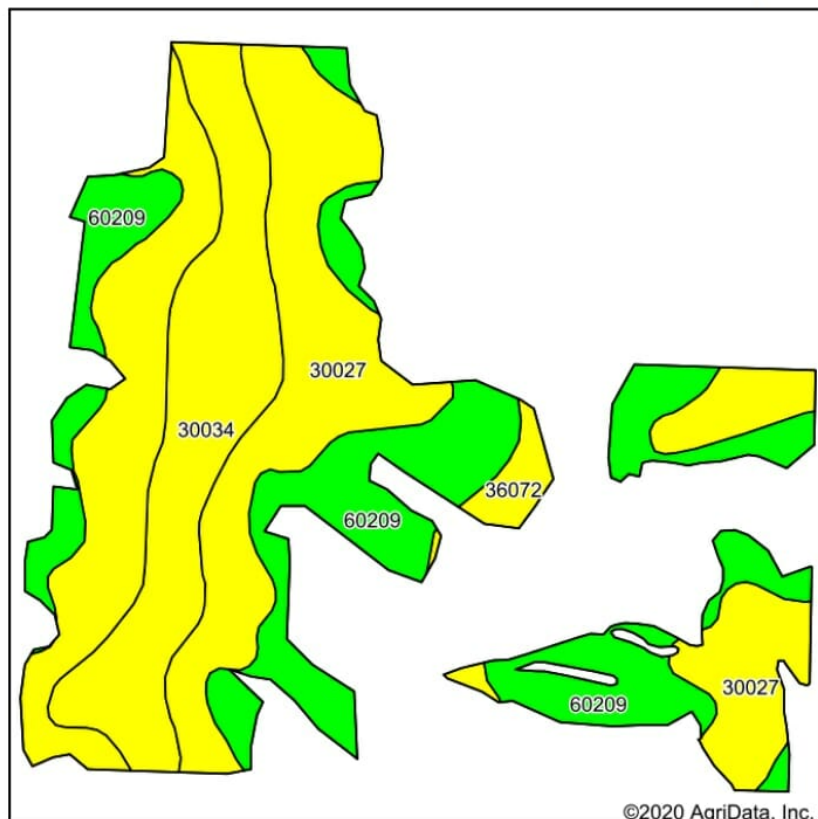


14-58N-18W
Linn County
Missouri

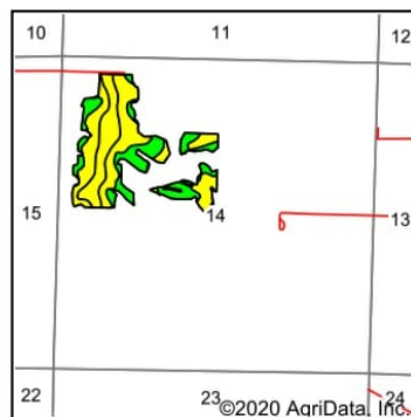


7/7/2020

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Linn**
 Location: **14-58N-18W**
 Township: **Bucklin**
 Acres: **61.49**
 Date: **10/6/2020**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO115, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	28.48	46.3%		IIle							42
60209	Purdin loam, 9 to 14 percent slopes, eroded	19.08	31.0%		IVe	5	8	7	8	7	8	55
30034	Armstrong loam, 2 to 5 percent slopes, eroded	12.52	20.4%		IIle	5	8	7	8	7	8	52
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	1.41	2.3%		IIIw			8	7	8	10	72
Weighted Average						2.6	4.1	3.8	4.3	3.8	4.3	*n 48.8

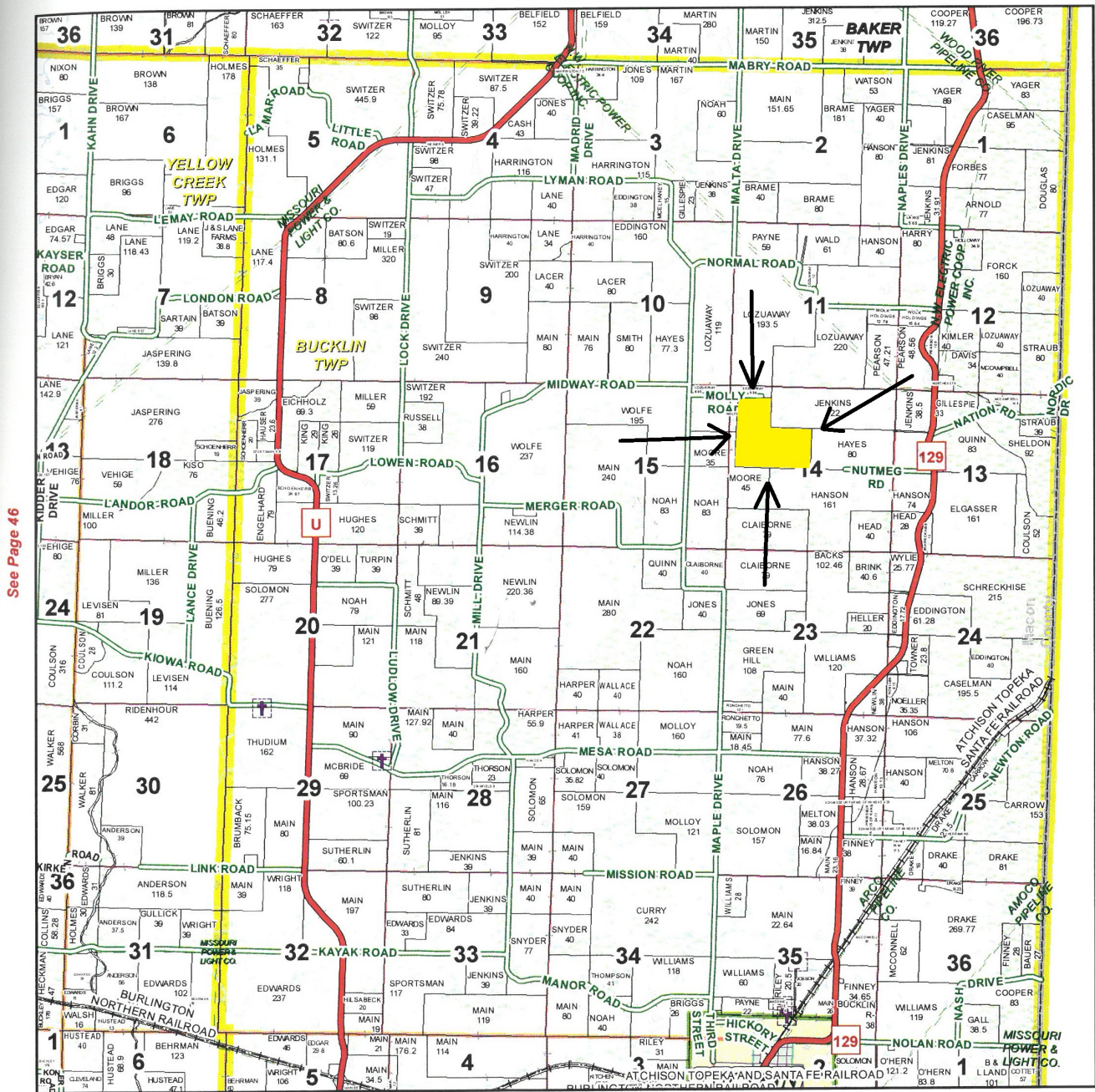
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T58N-R18W

See Page 38



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

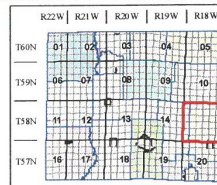
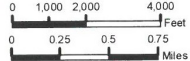
This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:



www.midlandgis.com



Legend

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

