



# MISSOURI Land & Farm

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**109 Acres, 4.4% Tillable, Terraced,  
Hunting Farm with Hwy V Frontage  
Hwy V**

Linn County

**\$360,000**



**CONTACT:**



**JEFFREY QUINN**

Broker

**660-734-3925**

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

This 109.4 acre farm is located 7 miles northeast of Brookfield. The owner has completely tiled and terraced the entire farm. Contractor said building the terraces he could not believe the black dirt on this farm. He said in some places it was 2' deep. The owner is currently farming 67 acres in the front along the hwy. We have a new 2 year \$175 acre cash rent lease in place for 2019 & 2020 bringing in a total of \$11,725

The 14.4 acre field in the back has been enrolled into a CRP contract paying \$187.26 or \$2696.54 yearly. This CRP contract expires in 2032. The back 2 fields have not been farmed.

The farm also brings in a \$1500 hunting lease/yearly. The creek bottom and drainage system makes for a perfect funnel for Whitetail Deer. The seclusion of the back fields will make some excellent honey hole food plots.

This makes the total yearly income \$15,921.54 and a 4.4% Return. Priced at \$3290/acre this farm shouldn't last long.

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



S-33-T59N-R19W



**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**

C= com-YEL-GR-GR SB= soybn-COM-GR  
 SRW= Wheat-SRW-GR, Milo=SORGH-GRS-GR  
 FG= grass or mixfg-fg, CCM=covrc-mix-c  
 ALF= alfal-fg, GZ= grass or mixfg-gz  
 F= failed, PP= prevent plant  
 DC= double crop, LS= left standing  
 all fields are NI

\*Unless notated on Map

**1 inch equals 525 feet**

**Program Year: 2018**

Created: 4/5/2018

Flown: 2016-06-15

- clu
- crp
- plss

**Farm 5306  
Tract 4381**





Aerial Map



map center: 39° 53' 15.89, -93° 1' 45.58

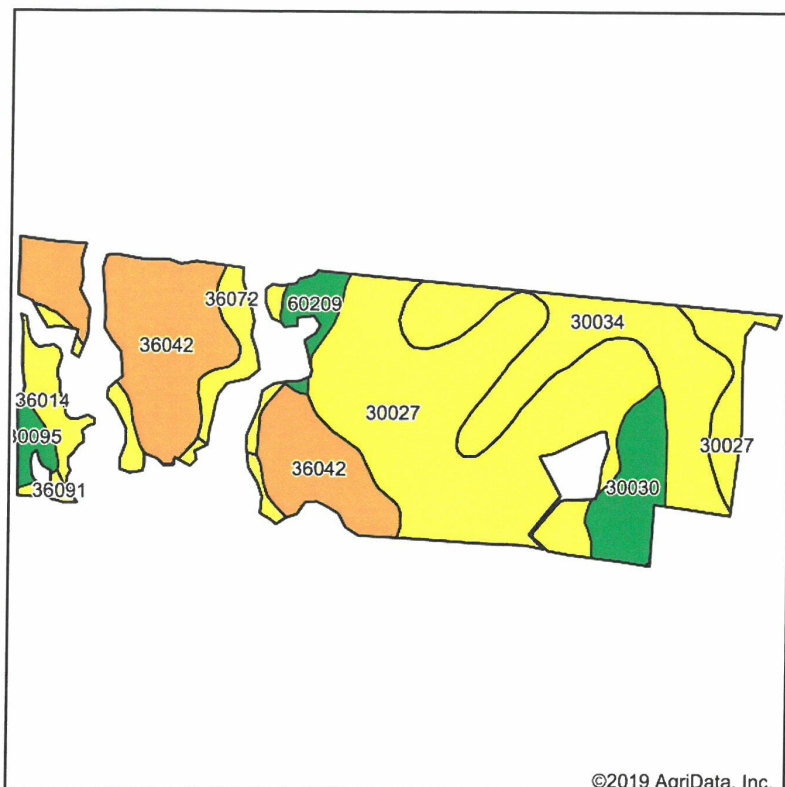
0ft 594ft 1188ft

33-59N-19W  
Linn County  
Missouri

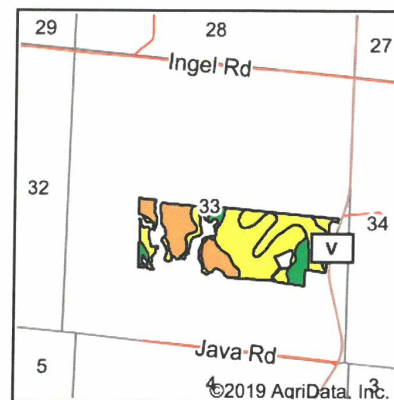


3/12/2019

# Soils Map



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State: **Missouri**  
 County: **Linn**  
 Location: **33-59N-19W**  
 Township: **Grantsville**  
 Acres: **86.91**  
 Date: **3/12/2019**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

## Area Symbol: MO115, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	34.70	39.9%		IIIe							39
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	20.77	23.9%		IIlw							94
30034	Armstrong loam, 2 to 5 percent slopes, eroded	15.26	17.6%		IIIe	7	8	8	5	8	7	49
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	5.27	6.1%		IVe							38
36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	4.28	4.9%		IIIw	8		9		8	8	53
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	3.06	3.5%		IIIw	8		10		7	8	76
60209	Purdin loam, 9 to 14 percent slopes, eroded	1.93	2.2%		IVe	7	8	8	5	8	7	49
30095	Keswick clay loam, 5 to 9 percent slopes, eroded	1.22	1.4%		IVe	7	8	8	5	8	7	40
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	0.42	0.5%		IIIw	8		10		7	8	83



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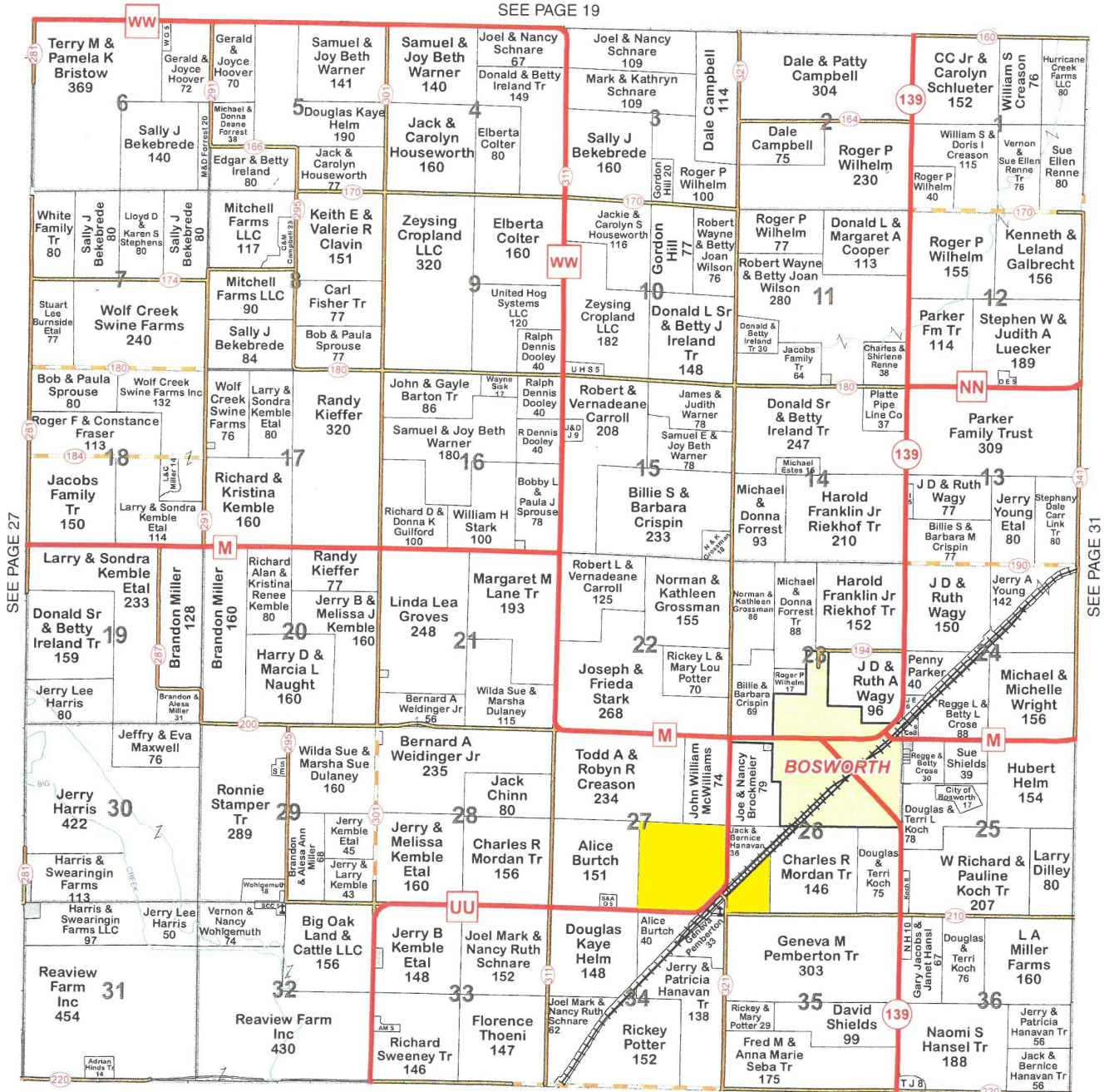


Ridge

Township 54N - Range 22W

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