



MISSOURI Land & Farm

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

**177 Acre Big Buck Factory w/ Amazing
cabin and pond setting!!**

Hwy W, Lingo, MO 64631

Macon County

\$849,600



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



Not all farms are created equal. Not all of them are capable of producing big bucks. Its definitely not everyday that one hits the open market. Today is that day.

This area has been a proven big buck producing area for years, and now here is an opportunity to get the farm you've always wanted.

This area is rich with Whitetail history and plenty of Turkeys.

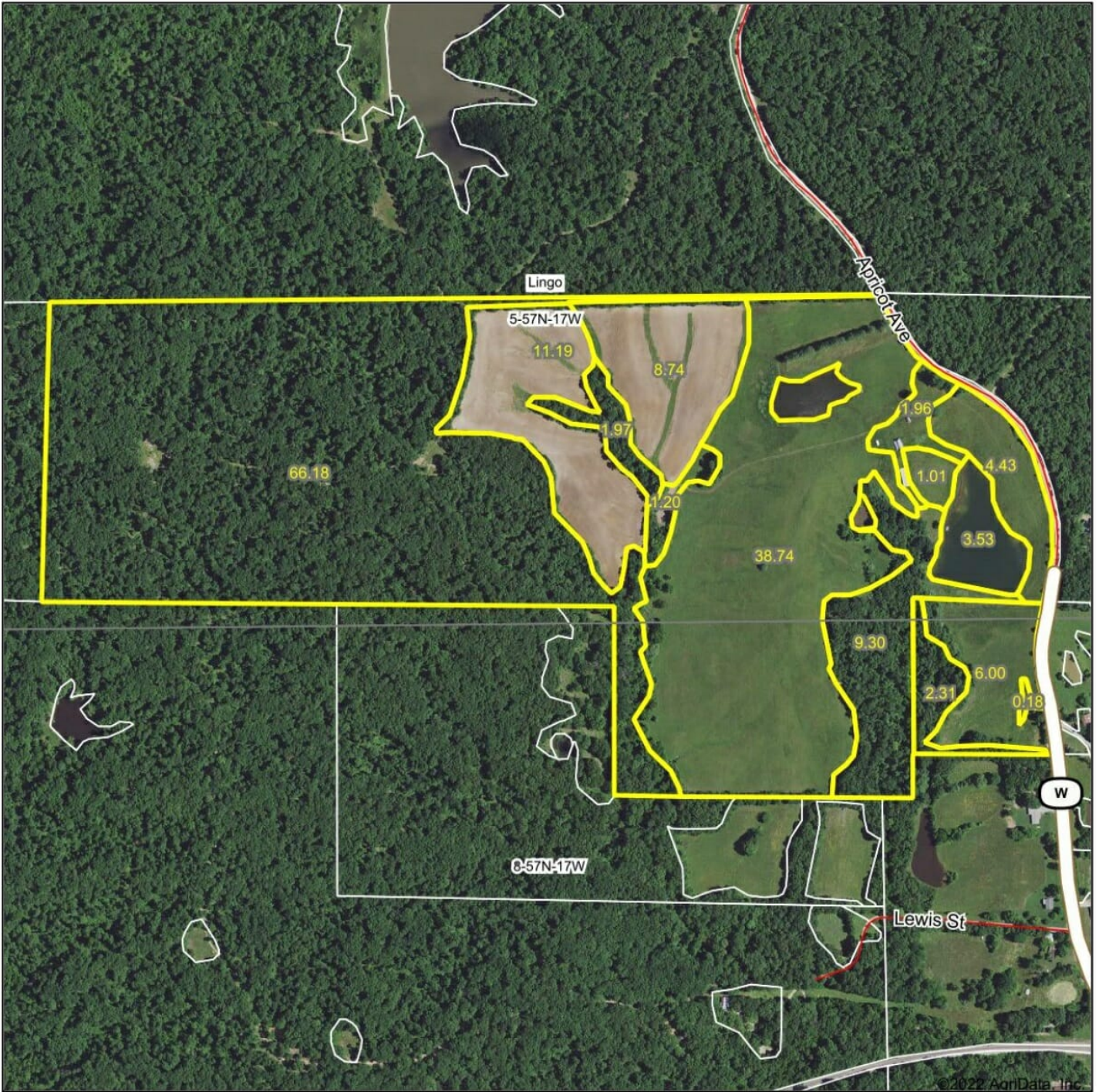
This property features one of the nicest building spots I've seen. It seems a lot of the time the addition of a cabin could have a negative effect on the overall hunting depending on how the farm lays out. This farm offers an amazing spot that would not only have zero to little effect on the overall hunting but really top this farm off. It over looks an impressive 3.5Acre Pond with another 1 acre pond located just over the hill. It has a nice concrete pole building already roughed in to be a great hunting cabin. If you would rather build a house or larger cabin the building would make a great garage for all your equipment and toys.

There is a couple nice food plot locations.

72 open acres are a blank slate to increase the food source or bedding. Food plots, Alfalfa Fields, or Switch Grass would all help create a wildlife heaven.

Call, Text, or Email Jeff Quinn today for more information 660-734-3925.

Aerial Map



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Map Center: 39° 46' 24.89, -92° 49' 44.95



5-57N-17W
Macon County
Missouri

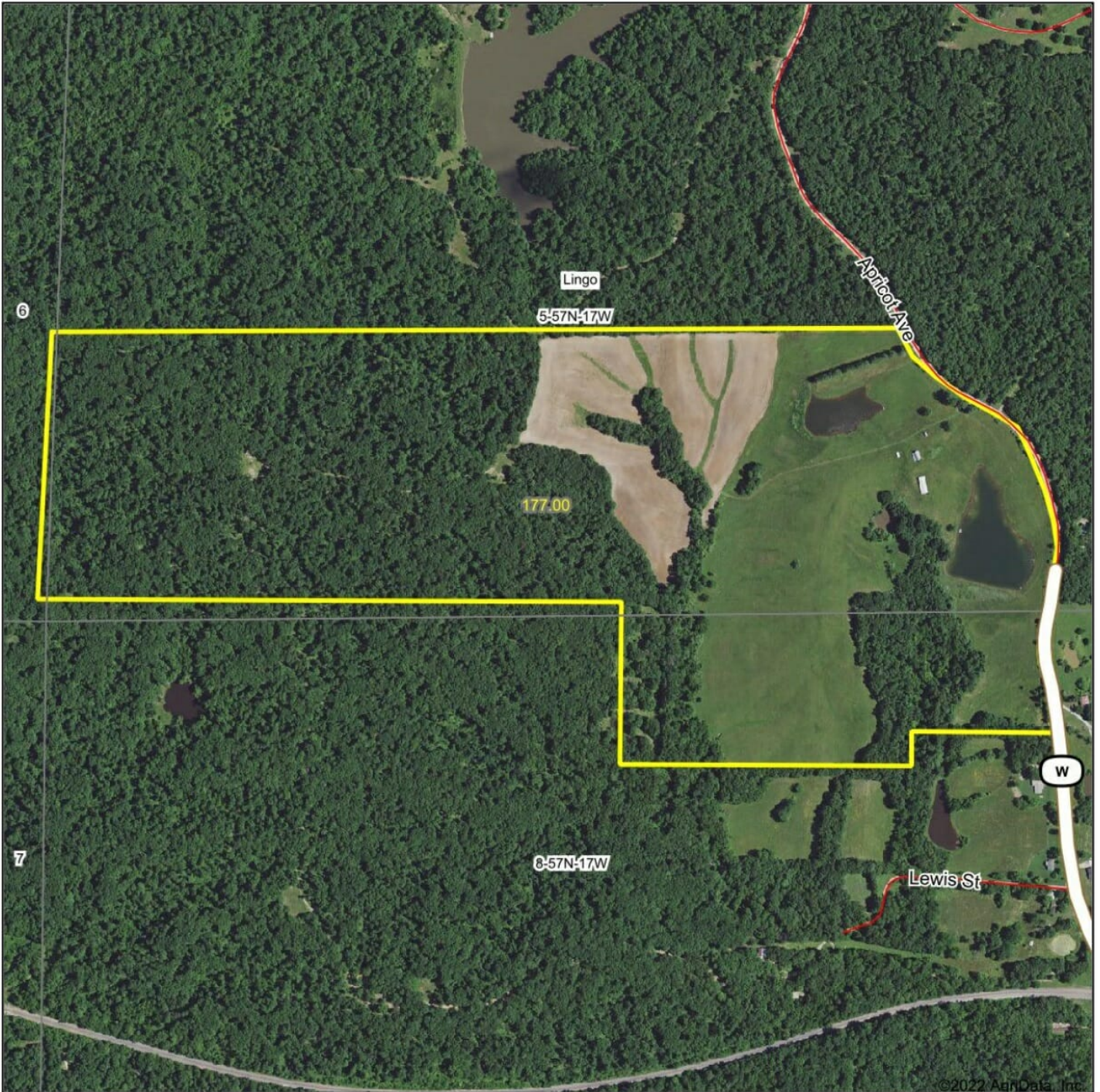


7/11/2022

Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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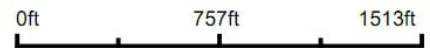
Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



©2022 AgriData, Inc.

Map Center: 39° 46' 24.88, -92° 49' 48.47

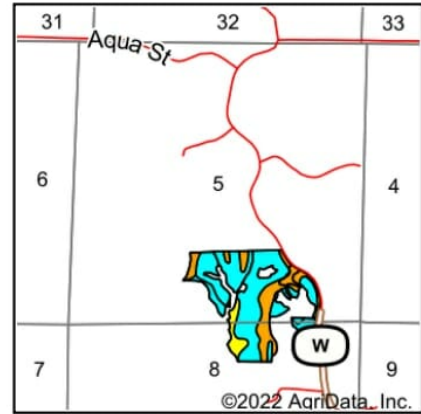
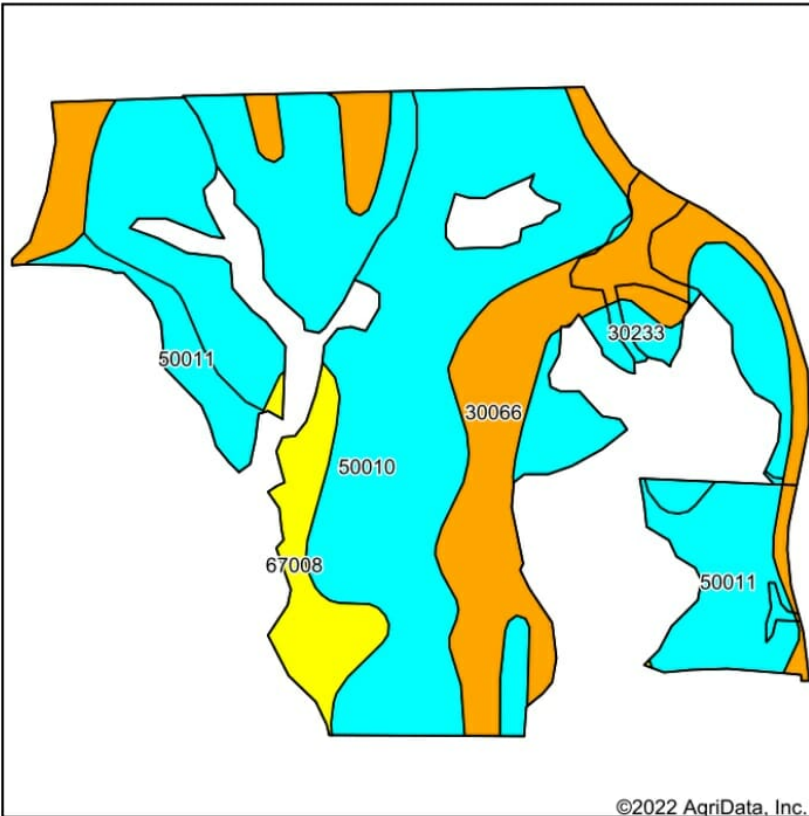


5-57N-17W
Macon County
Missouri



7/11/2022

Soils Map



State: **Missouri**
 County: **Macon**
 Location: **5-57N-17W**
 Township: **Lingo**
 Acres: **72.25**
 Date: **7/11/2022**

Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: MO121, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans	
50010	Winnegan loam, 14 to 20 percent slopes, eroded	37.12	51.4%		Vle	5	8		7	8	7	8	40
30066	Gorin silt loam, 2 to 5 percent slopes	17.33	24.0%		Ile	5	8		7	8	7	8	66
50011	Winnegan loam, 20 to 35 percent slopes	7.62	10.5%		Vle	5	8		7	8	7	8	7
30233	Keswick clay loam, 9 to 20 percent slopes, severely eroded	5.88	8.1%		Vle	5	8		7	8	7	8	31
67008	Wilbur silt loam, 1 to 3 percent slopes, frequently flooded	4.30	6.0%		Illw				8	9	8	10	63
Weighted Average					4.86	4.7	7.5		7.1	8.1	7.1	8.1	*n 43.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

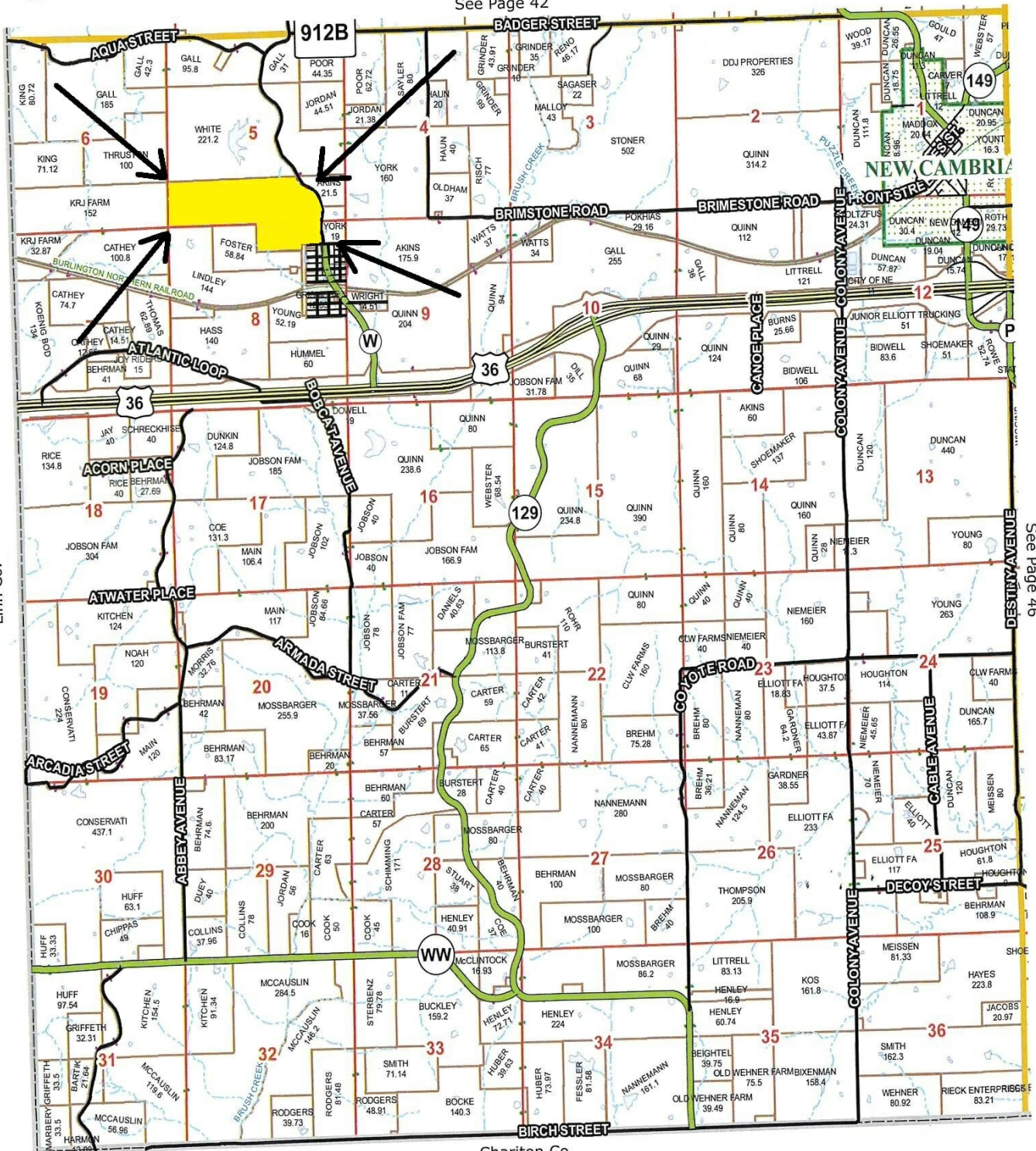
Soils data provided by USDA and NRCS.



Lingo Township 16

T-57-N R-17-W

See Page 42



Linn Co.

See Page 46

Chariton Co.