



MISSOURI Land & Farm

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

20 Acre Linn Co. Tillable Farm w/Building Site – 3.3% Return

Gentry Drive, Brookfield, MO 64628

Linn Co.

\$130,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



Great Chance to own 20 acres of prime farmland with a great building spot located west of Brookfield, Mo and just North of Hwy 36.

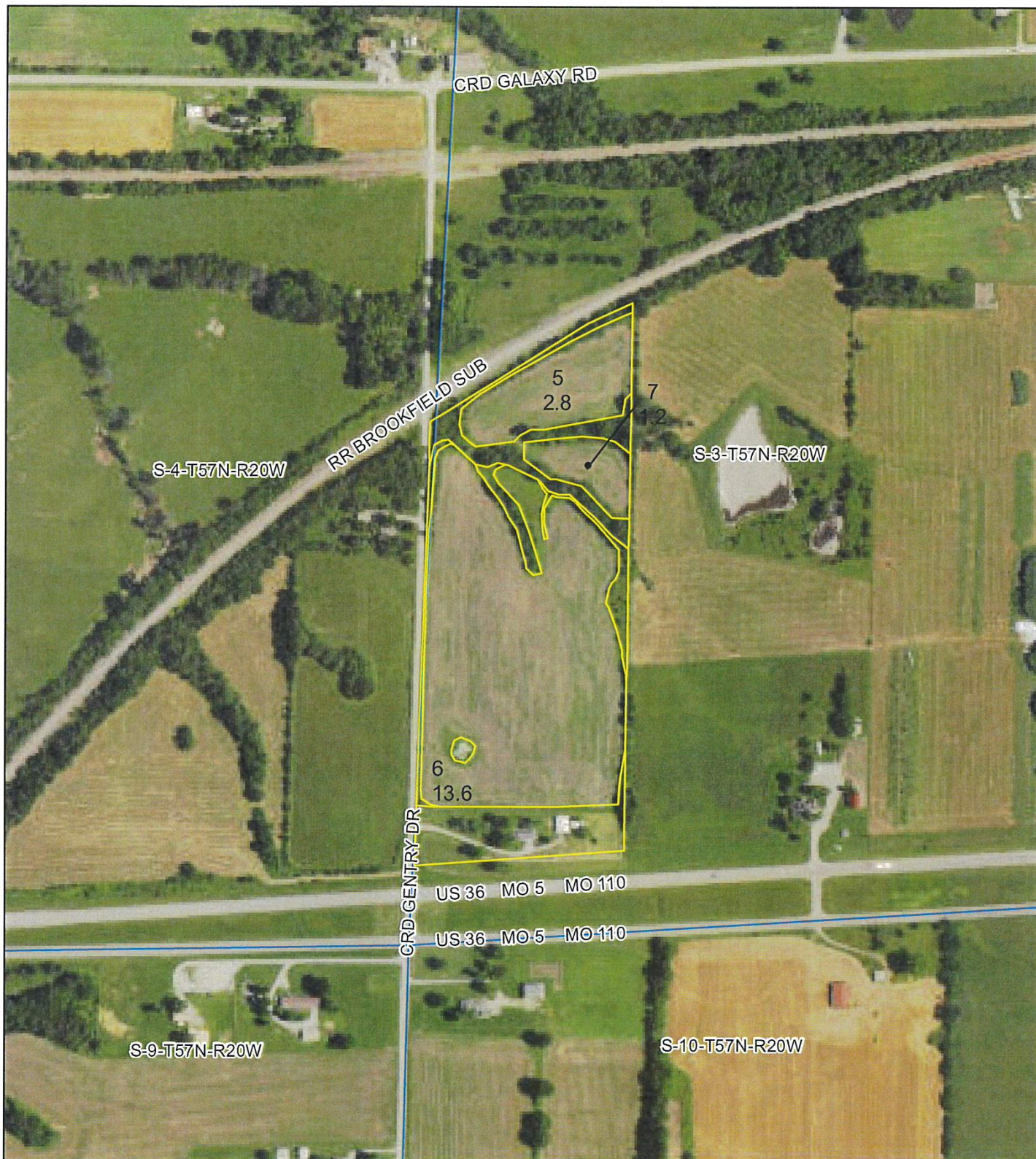
The property is located in the Brookfield R3 School District.

The farm is currently in tillable production with FSA showing 17.6 open acres. The farm has had a bid of \$225 per acre for next year based on the 17 acres or \$3825 yearly.

The farm offers just enough tree lines that one could enjoy a private little hunting spot or lease it out for another \$500 in yearly income.

This would provide a total of \$4350 in yearly income and a 3.3% Return

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



**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-076 and attached maps)

Linn Co. FSA

C=Corn-YEL-GR SB=Soybean-COM-GR
SRW=Wheat-SRW-GR Milo=Sorgh-GRS-GR
FG=grass or mixfg-fg CCC=covrc-cereals
ALF-alfalfa-fg GZ=grass or mixfg-gz
F=failed PP=prevent plant
DC=double crop LS=left standing
All fields are NI non-irrigated*
*Unless noted on Map

1:4,800

Program Year: 2023

Created: 10/26/2022

Flown: 2022-6-28

- clu
- crp
- plss

**Farm 5578
Tract 4601**

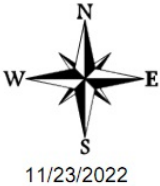


Aerial Map



Map Center: 39° 46' 55.29, -93° 8' 10.89

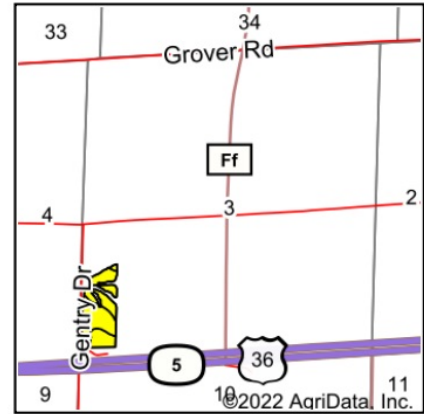
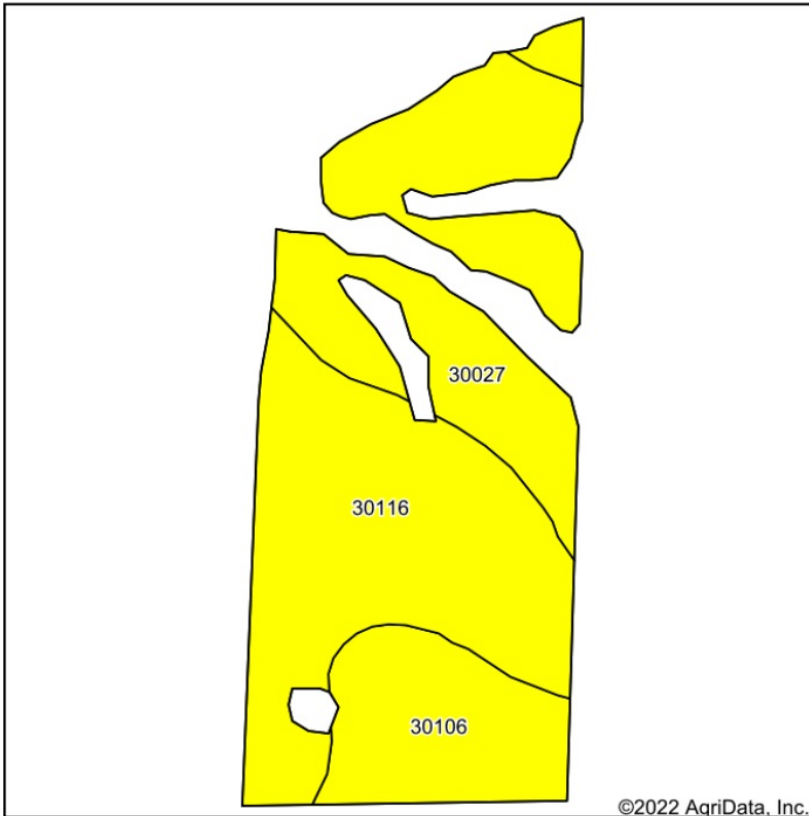
3-57N-20W
Linn County
Missouri



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

Soils Map



State: **Missouri**
 County: **Linn**
 Location: **3-57N-20W**
 Township: **Jefferson**
 Acres: **17.06**
 Date: **11/23/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 26												
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
30116	Lagonda silt loam, 2 to 5 percent slopes, eroded	7.75	45.4%		IIIe	5	7	7	8	7	8	56
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	6.20	36.3%		IIIe							42
30106	Kilwinning silt loam, 1 to 5 percent slopes	3.11	18.2%		IIIe		2	7	6	7	9	54
Weighted Average					3.00	2.3	3.5	4.5	4.7	4.5	5.3	*n 50.5

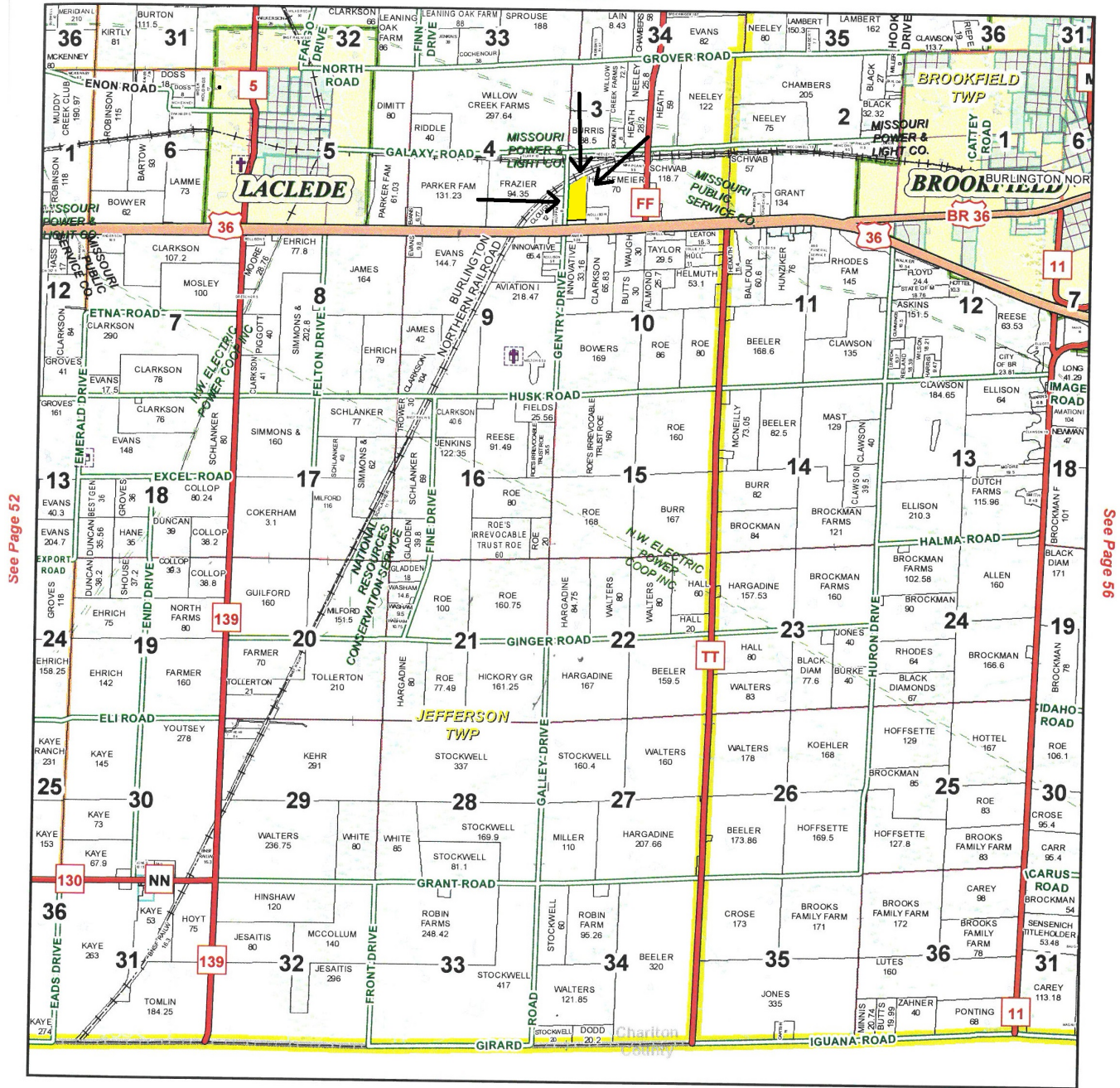
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T57N-R20W

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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

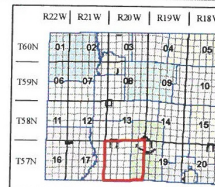
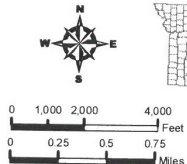
This data was primarily developed
for tax purposes and is not
considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:



www.midlandgis.com



Legend

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