



MISSOURI Land & Farm

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

**220 acres Tillable/Hunting 4.1-4.3%
Return!!**

Hwy Y

Linn County

\$636,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

Here is a great mixture of tillable land and hunting.

Farmer is currently planting 136 acres paying \$21,420 yearly.

Farm lease can be renewed or be open after this year. The farms I sold across the street are getting \$170/acre. With an increase in grain prices this one could to

Great cover, funnels, and travel routes for deer and turkey.

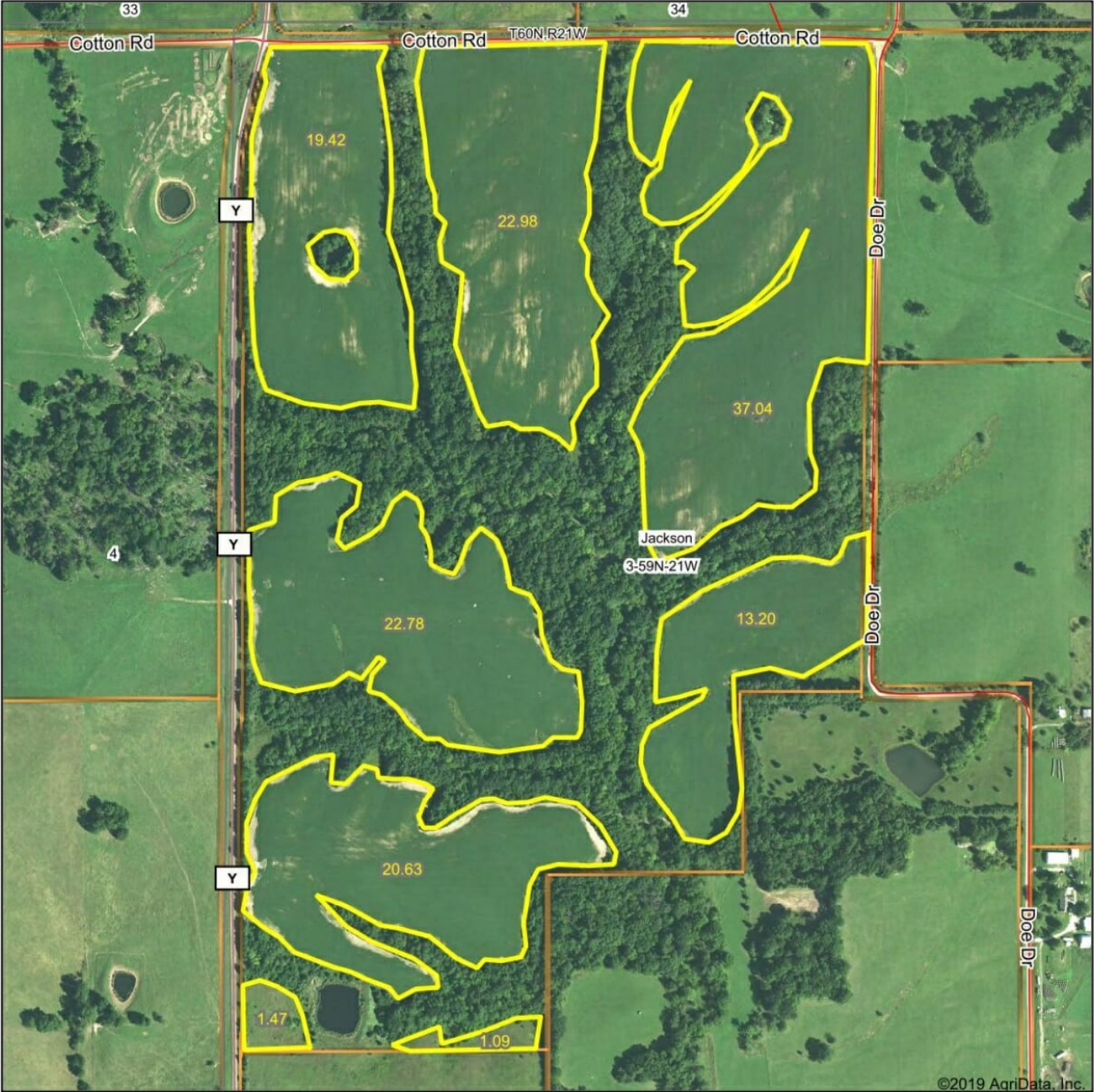
Access from any side allows farmers to conveniently get crops out of the field and hunters access with any wind.

Pics coming soon!!

Reasonably priced at \$2890/acre this farm shouldn't last long.

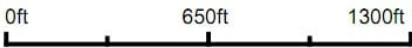
For more information call, text or email Jeff Quinn @ 1-660-734-3925

Aerial Map



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Map Center: 39° 57' 49.01, -93° 14' 37.07

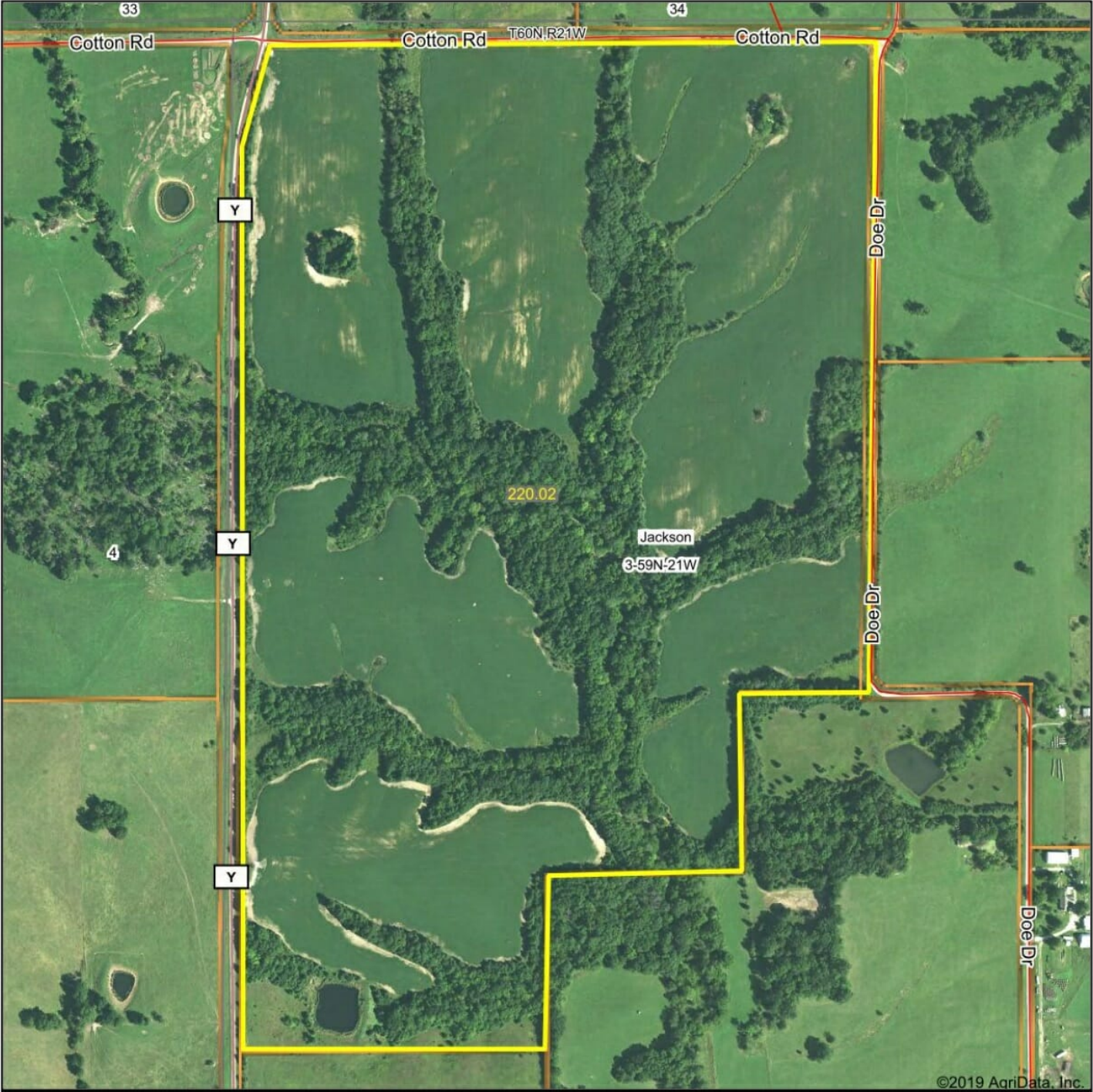


3-59N-21W
Linn County
Missouri

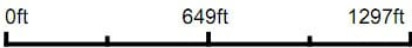


6/24/2020

Aerial Map



Map Center: 39° 57' 49.04, -93° 14' 37.07

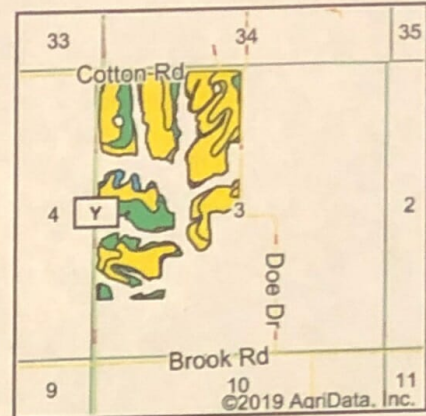
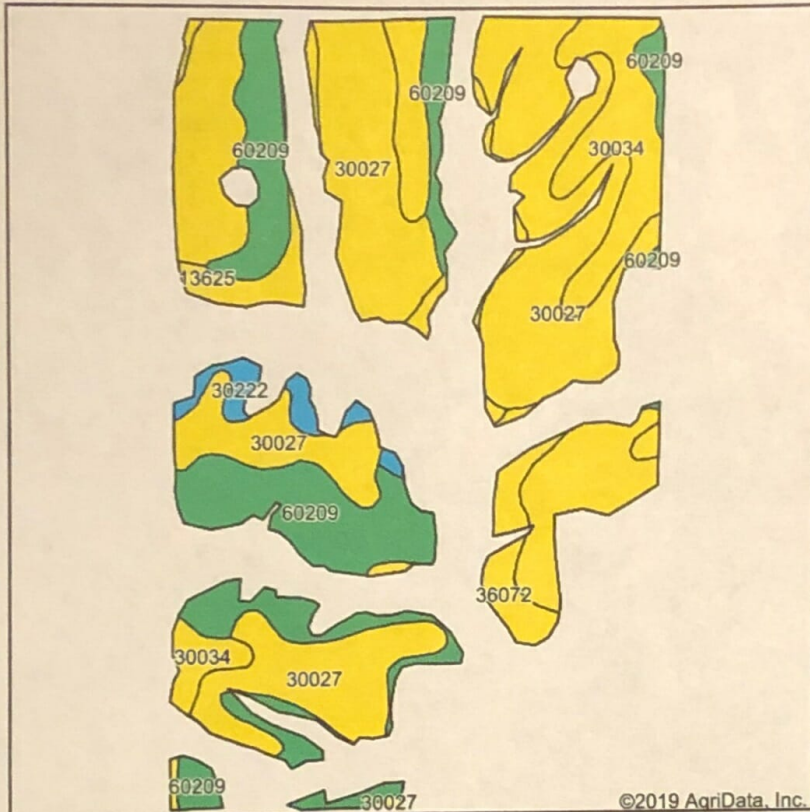


3-59N-21W
Linn County
Missouri



6/24/2020

Soils Map



State: **Missouri**
 County: **Linn**
 Location: **3-59N-21W**
 Township: **Jackson**
 Acres: **138.61**
 Date: **6/24/2020**

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

Area Symbol: MO115, Soil Area Version: 21												
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	76.61	55.3%		IIIe							39
60209	Purdin loam, 9 to 14 percent slopes, eroded	31.51	22.7%		IVe	5	8	7	8	7	8	49
30034	Armstrong loam, 2 to 5 percent slopes, eroded	17.72	12.8%		IIIe	5	8	7	8	7	8	49
13625	Kennebec silt loam, 1 to 4 percent slopes, frequently flooded	5.09	3.7%		IIIw			8	9	8	10	50
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	4.74	3.4%		IIIw			8	7	8	10	76
30222	Winnegan clay loam, 14 to 20 percent slopes, eroded	2.94	2.1%		VIe	5	8	7	8	7	8	39
Weighted Average						1.9	3	3.2	3.6	3.2	3.7	*n 44.2

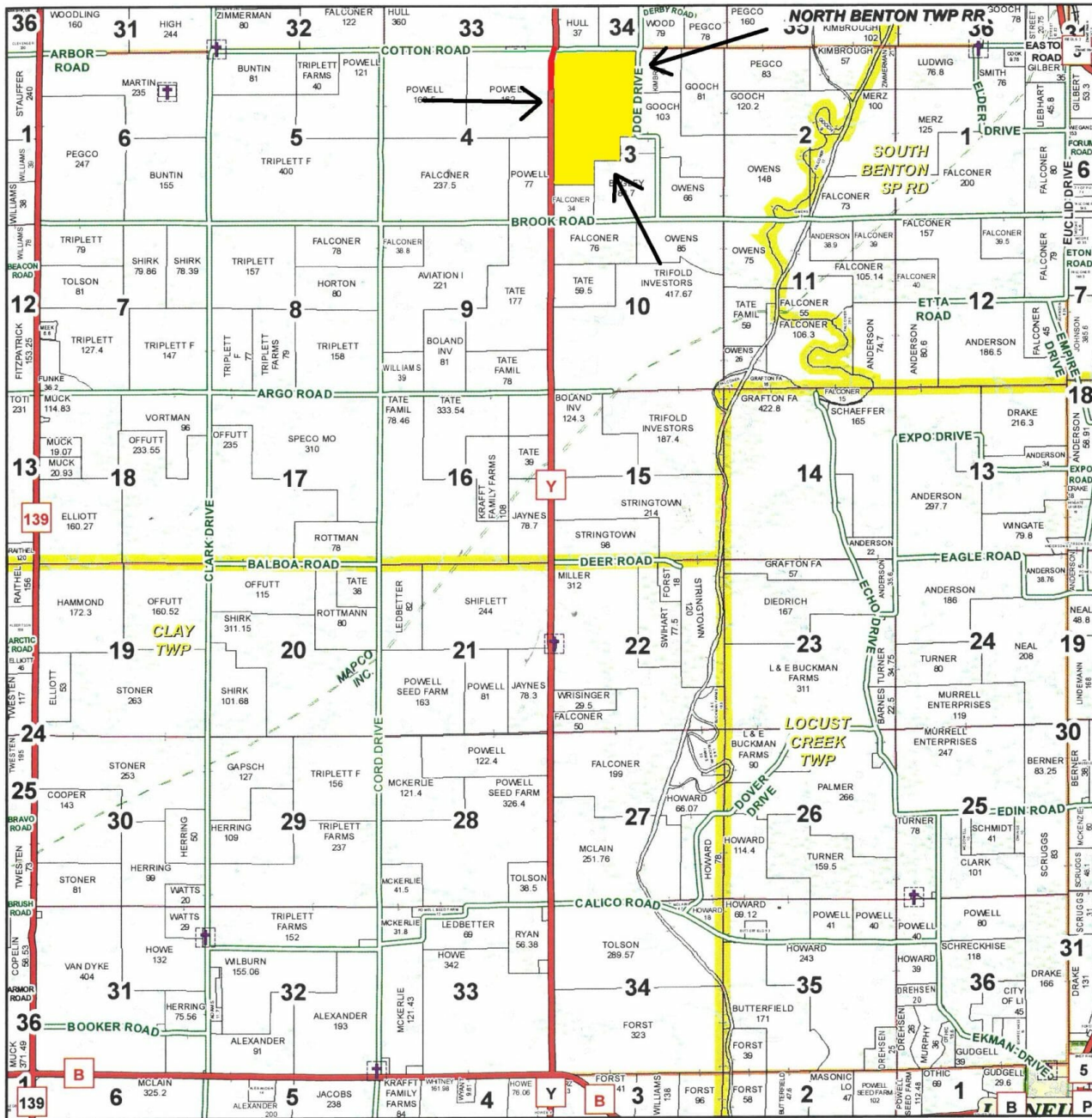
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T59N-R21W

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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

