



MISSOURI Land & Farm

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

**275 Acres, 4.5% Return Tillable, CRP, &
Hunting w/ 1.25 Miles of Hwy Frontage.
Hwy Y / Hwy DD**

Linn County

\$899,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

This 275 acre listing features a great mix of tillable, and CRP income. Whether its deer, turkey, or quail and small game the dense draws and CRP fields provide great habitat for all your hunting needs.

This farm features 200 tillable acres cash rented for \$170/Acre or \$34,000 annually.

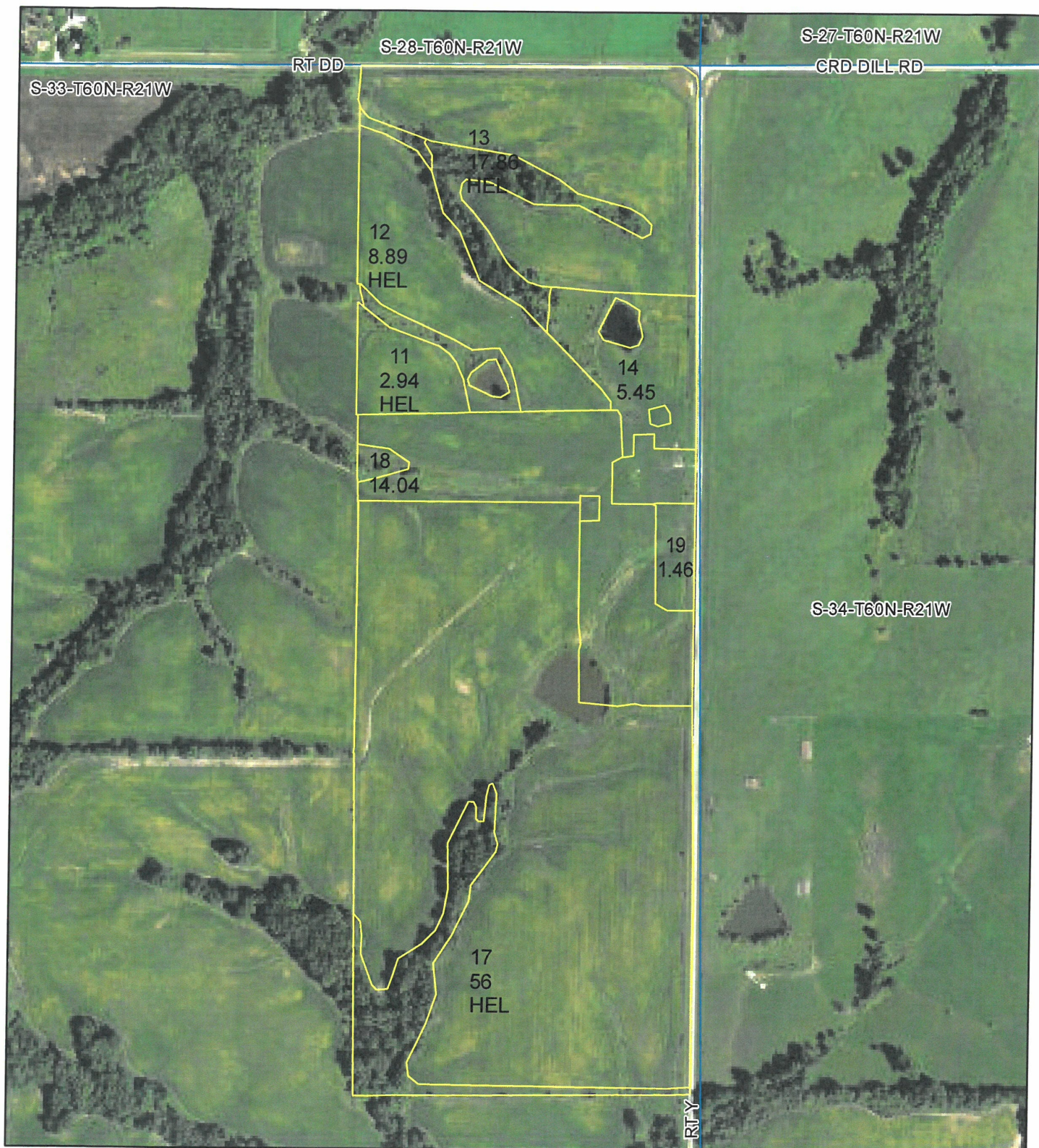
It also features 2 CRP contracts consisting of 28.2 Acres currently enrolled. The annual payment is based at \$107 per acre or \$3018 annually. These CRP contracts expire in 2023. Current CRP contracts or cash rent should allow one to increase the current income produced for this area.

Farm is currently leased for hunting at \$3750 annually.

Total income is \$40,768 and a 4.53% return on a asking price of \$899,000.

Farm is priced to sell, call or text Jeff Quinn @ 1-660-734-3925

Taxes: \$425.03



**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

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 491 feet

Program Year: 2019

Created: 6/5/2019

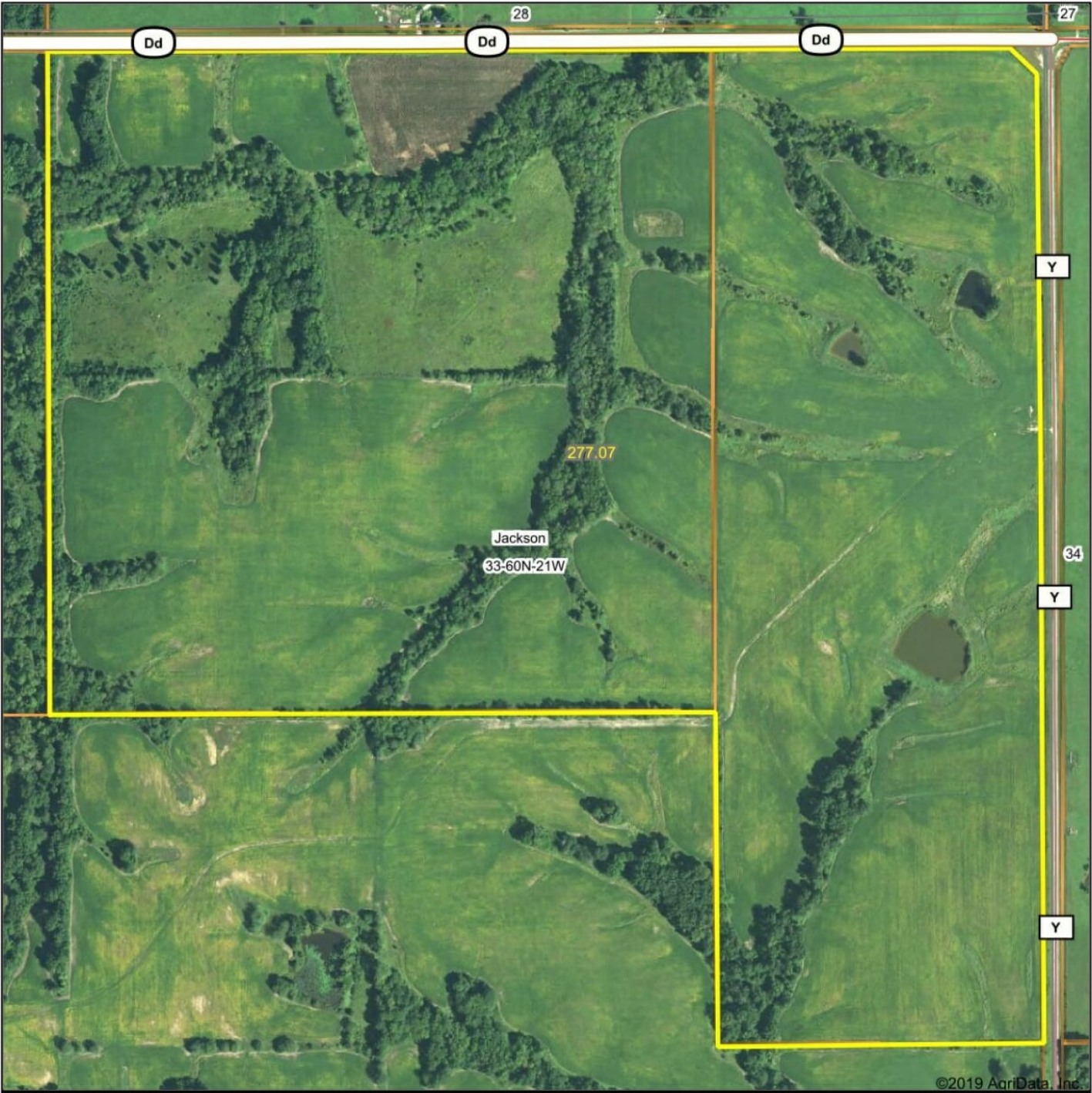
Flown: 2016-06-09

- clu
- crp
- plss

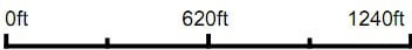
**Farm 4303
Tract 3727**



Aerial Map



Map Center: 39° 58' 42.51, -93° 15' 18.6

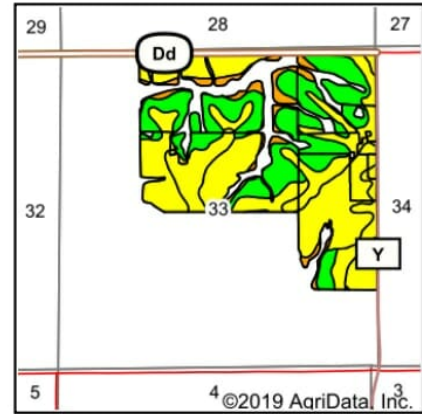
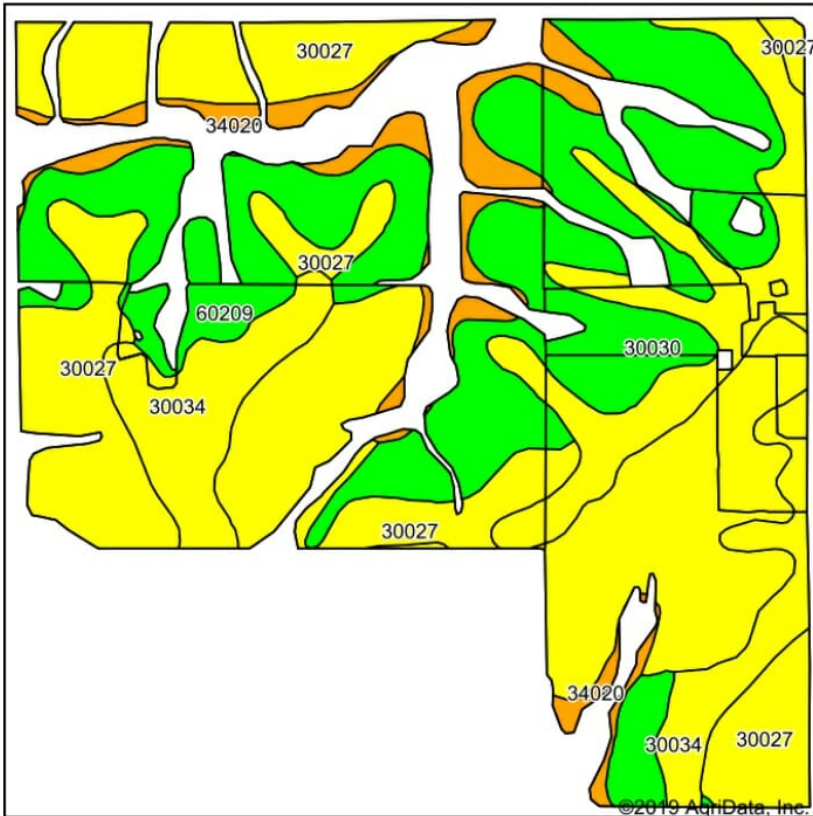


33-60N-21W
Linn County
Missouri



12/12/2019

Soils Map



State: **Missouri**
 County: **Linn**
 Location: **33-60N-21W**
 Township: **Jackson**
 Acres: **238.34**
 Date: **12/12/2019**

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

Area Symbol: MO115, Soil Area Version: 21

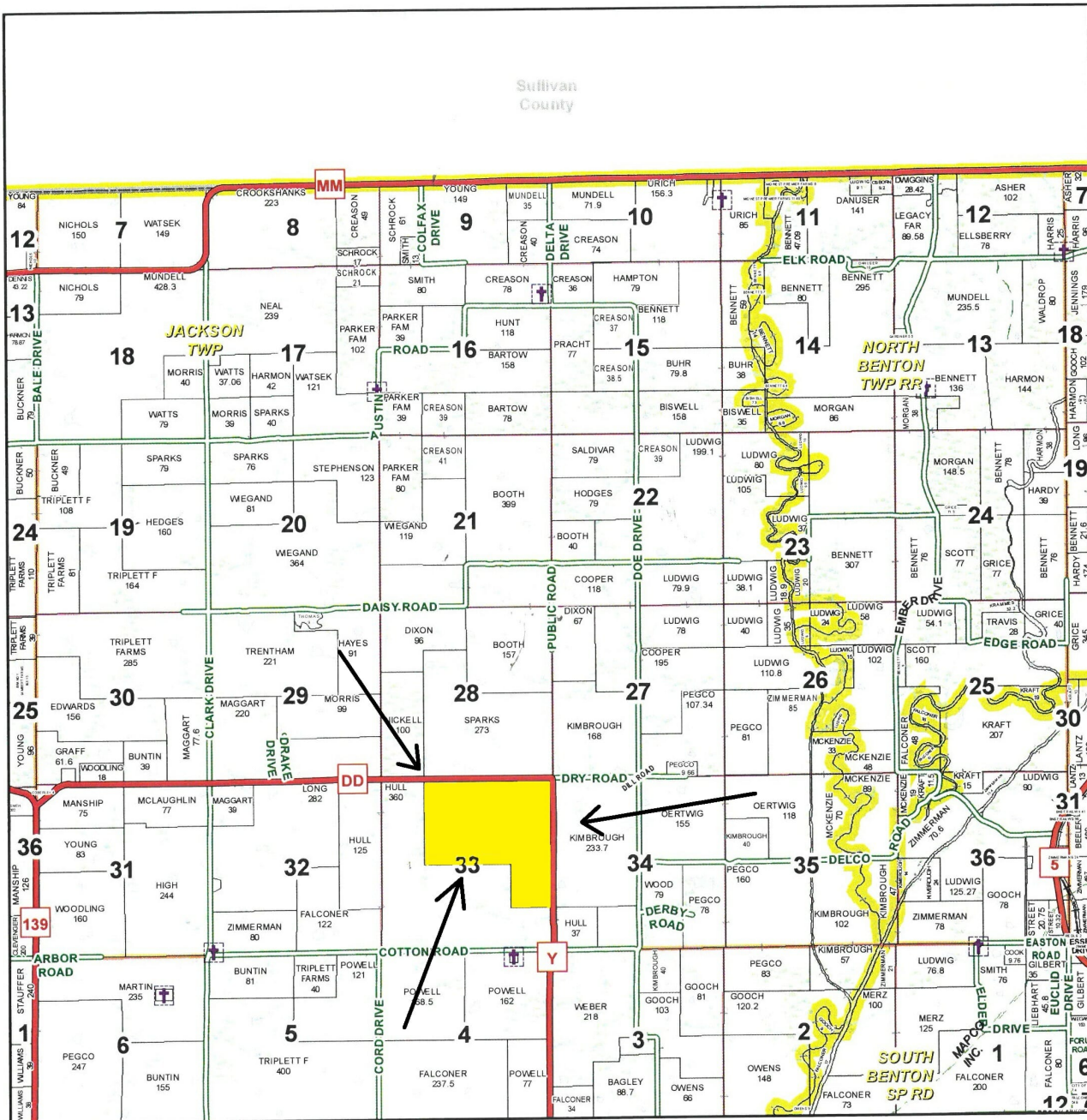
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	99.45	41.7%		IIIe							39
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	51.75	21.7%		IVe							38
30034	Armstrong loam, 2 to 5 percent slopes, eroded	46.98	19.7%		IIIe	7	8	8	5	8	7	49
60209	Purdin loam, 9 to 14 percent slopes, eroded	25.05	10.5%		IVe	7	8	8	5	8	7	49
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	15.11	6.3%		IIw							63
Weighted Average						2.1	2.4	2.4	1.5	2.4	2.1	*n 43.3

*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.

T60N-R21W



See Page 32

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:

