



MISSOURI Land & Farm

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Black Velvet Tract 3: 308 Acres of Premium Macon Co. Hunting.

Hwy 129, New Cambria, MO

Macon County

\$1,078,000



CONTACT:



GEORGE P. QUINN

Sales

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Missouri Land & Farm is proud to present to you one of the finest combinations of cattle, row crop, and superb recreational property that has hit the market in North Central Missouri in many years.

This farm, known as Black Velvet Ranch totals 1,965 acres of rolling topography prime for a variety of pursuits. As a working cattle ranch situated conveniently along highways 129 and 36, the ranch includes all the necessary ingredients, improvements, and amenities needed for large-scale live stock production. Row crop acreage adds income, diversity, and further opportunity on the ranch, and is ready for the new tenant to farm personally, or cash rent for a solid, guaranteed revenue stream to pair with their cattle herd. Hunting on Black Velvet is enhanced not only by expansive acreage, but by excellent timber, brush and cover, and a location inside Macon County, which has become legendary for trophy whitetails far and wide.

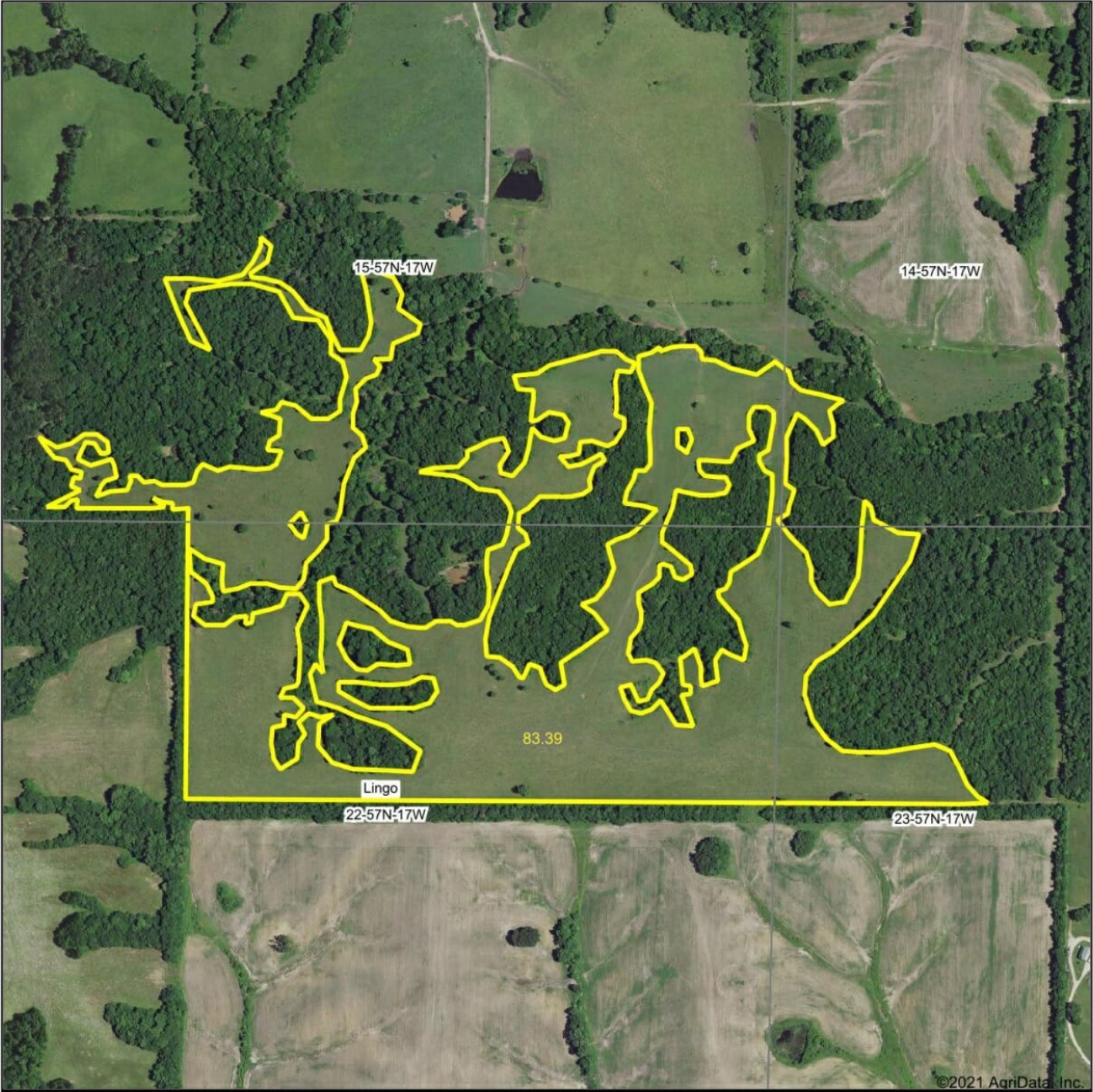
Tract THREE is an Outdoorsmans paradise with 308 acres of the best representation of a TRUE hunting tract with components made up of the BEST the Midwest has to offer. Mature, picturesque hardwood timber matched with thick underbrush along the creek + 83 open acres open for cattle, hay, or, tillable acreage if desired, additional bedding, and expansive food plot possibilities! The parcel sets up with a HUGE variety of options for both archery and rifle hunting, and can accommodate several hunters if desired. The turkey hunting on this property is top notch, and many a Spring morning can be spent listening to gobbles thunder across the hilltops and bottom meadows.

Black Velvet truly does offer livestock & crop production along with deer and turkey hunting at the highest levels. Each tract brings to the table incredible strengths, opportunities, and potential as well. The owner of this farm is afforded the ability to continue as is currently, increase tillable acreage drastically, enhance the hunting even further, and more.

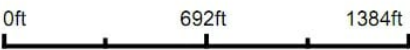
This property must be surveyed. Lines are approximate and may be adjusted.

For more information on this excellent and unique listing in Macon County, Contact George Quinn (1-660-651-7029) with Missouri Land & Farm!

Aerial Map



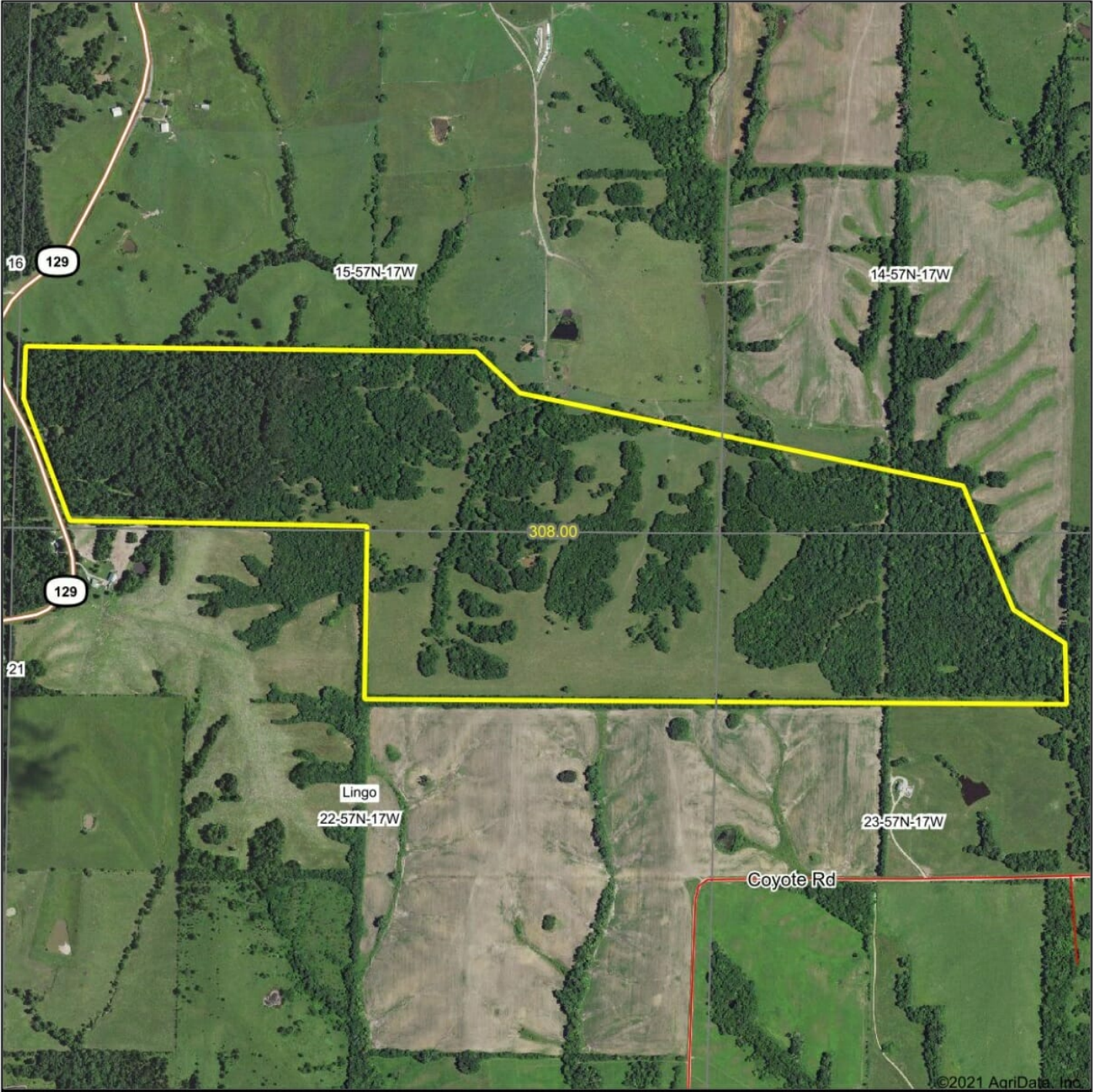
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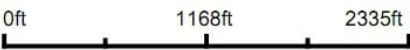
22-57N-17W
Macon County
Missouri



Aerial Map



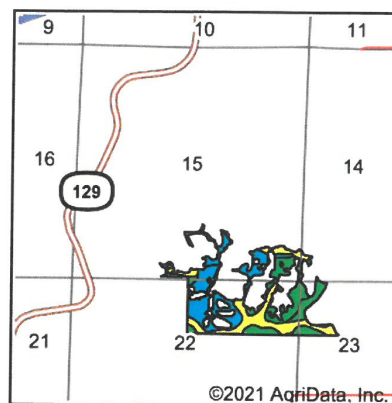
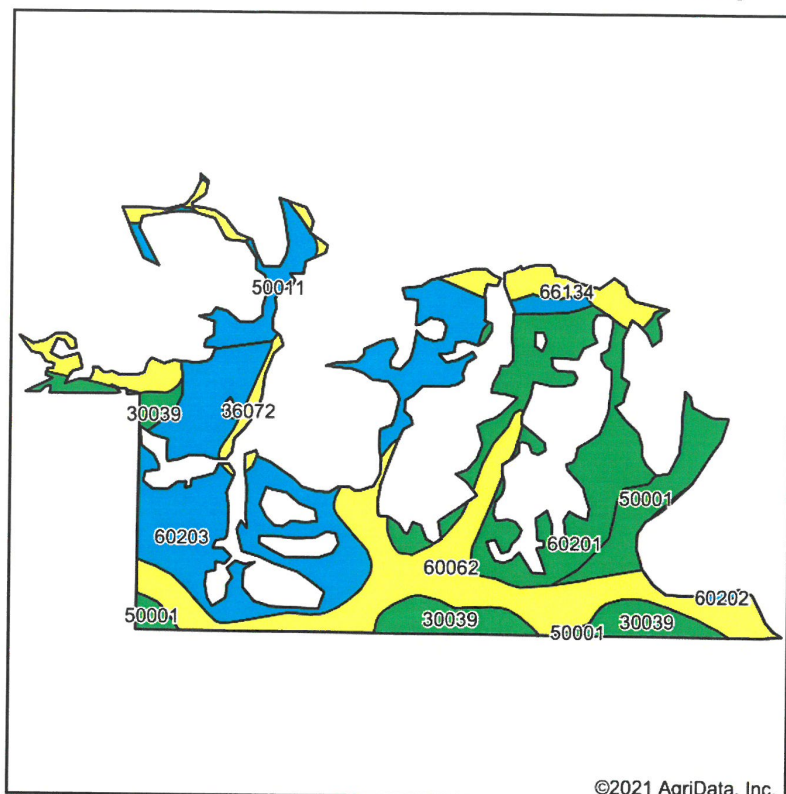
Map Center: 39° 44' 34.82, -92° 47' 12.4



22-57N-17W
Macon County
Missouri



Soils Map



State: **Missouri**
 County: **Macon**
 Location: **22-57N-17W**
 Township: **Lingo**
 Acres: **83.39**
 Date: **10/16/2021**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

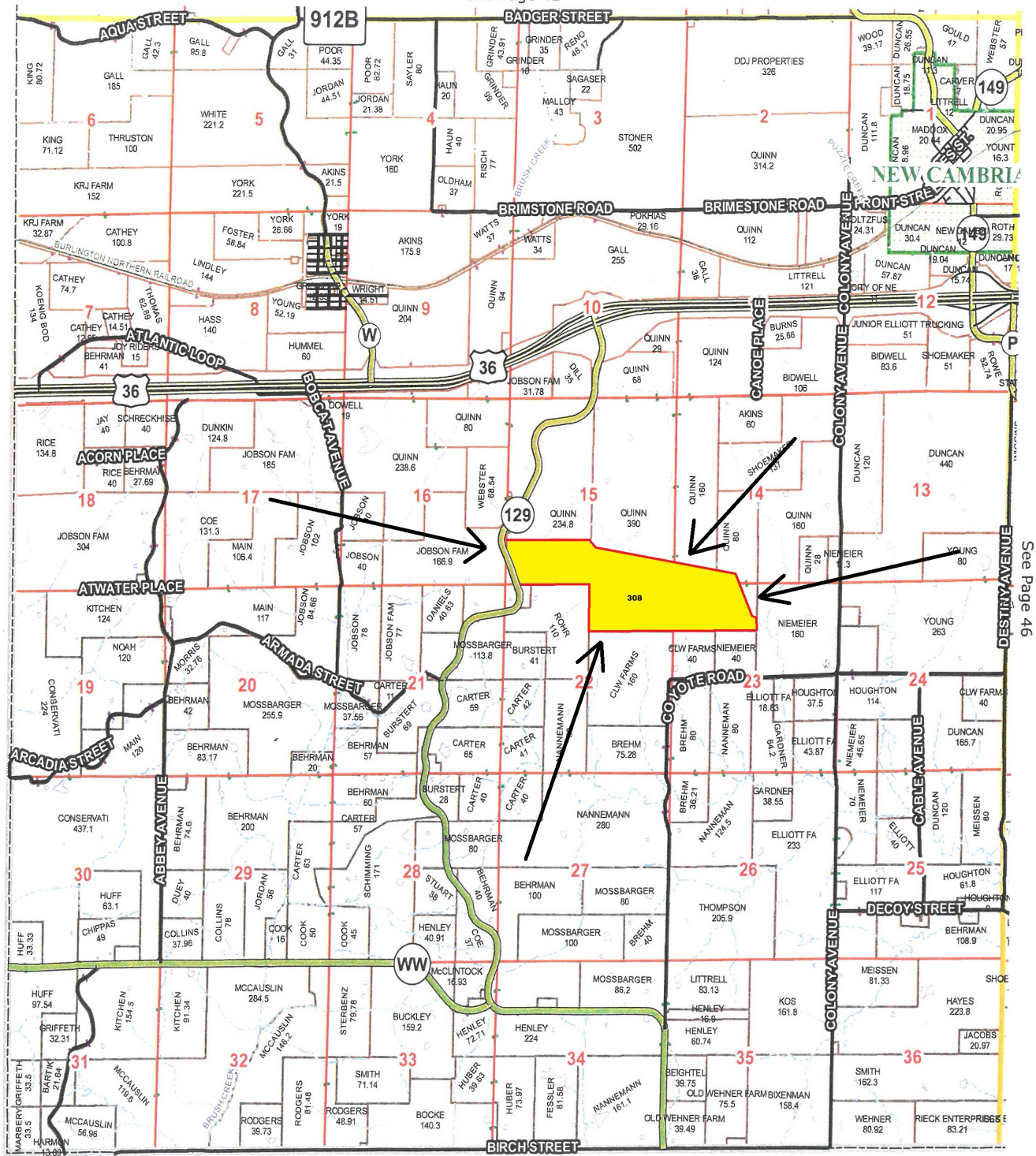
Area Symbol: MO121, Soil Area Version: 22

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
60203	Purdin loam, 14 to 20 percent slopes, eroded	25.49	30.6%		Vle	5	8	7	8	7	8	46
60062	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	21.59	25.9%		Ille							50
60201	Purdin clay loam, 20 to 35 percent slopes, eroded	15.23	18.3%		Ive	5	8	7	8	7	8	9
30039	Armstrong loam, 9 to 14 percent slopes, eroded	6.96	8.3%		Ive							47
50001	Armstrong loam, 5 to 9 percent slopes, eroded	5.75	6.9%		Ive							50
50011	Winnegan loam, 20 to 35 percent slopes	3.55	4.3%		Vle	5	8	7	8	7	8	7
66134	Tice silty clay loam, 1 to 3 percent slopes, frequently flooded	3.28	3.9%		Illw			8	9	8	10	60
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	1.26	1.5%		Illw			8	7	8	10	72
60202	Purdin loam, 14 to 20 percent slopes	0.28	0.3%		Vle	5	8	7	8	7	8	44



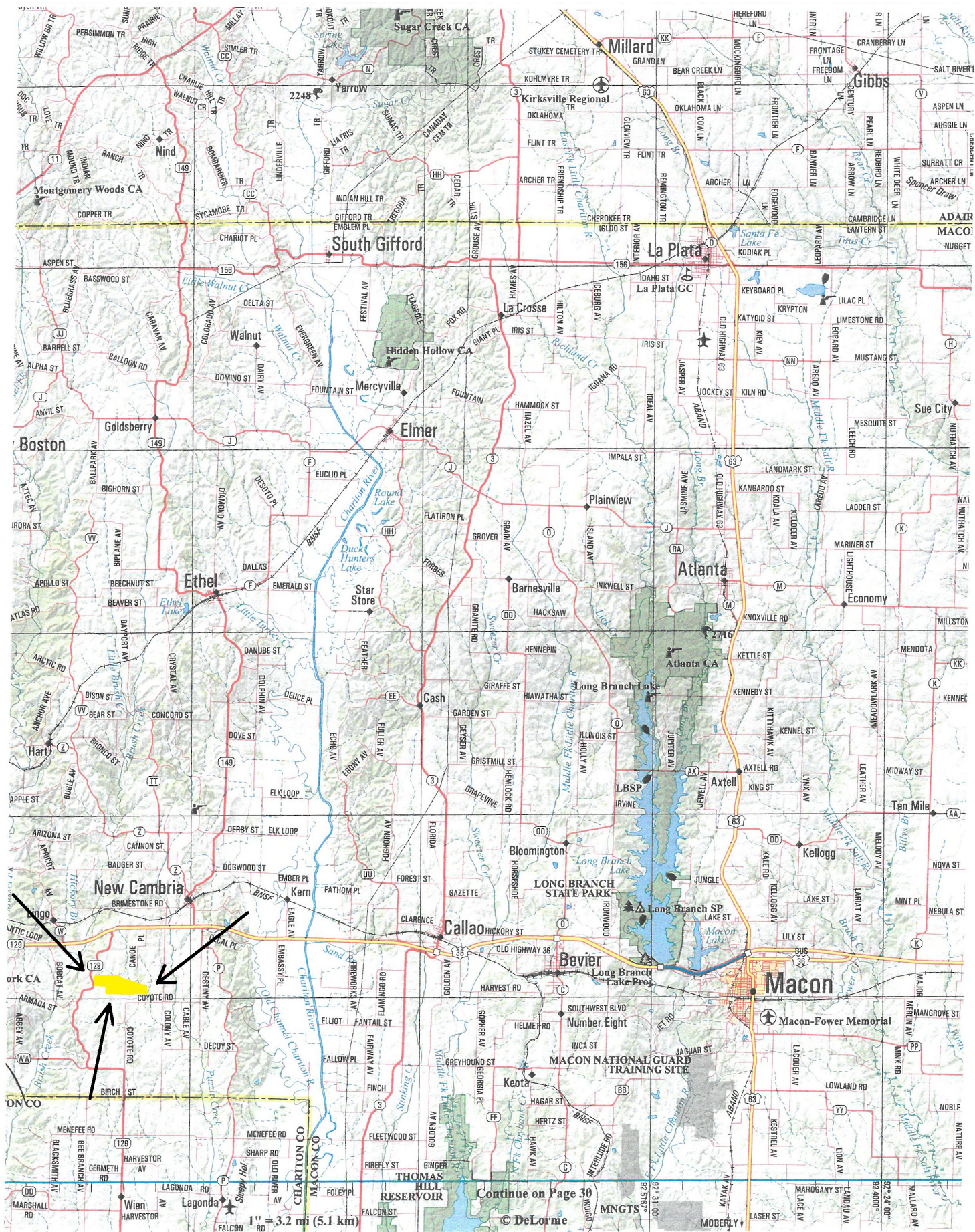
Lingo Township 16 T-57-N R-17-W

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Chariton Co.



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