



MISSOURI Land & Farm

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

34 Acre Timber Tract

Hwy 129, Bucklin MO 64631

Linn County

\$85,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

This 34 acre timber tract is right in the heart of big deer and turkey country.

This 34 acres lays out bigger than one would think. I thought I could cover it all pretty quickly. I was wrong. The trail system through out this timber tract is great. Whether slipping to your deer stand, 4 wheeler riding, slipping up on that big gobbler, conducting a prescribed burn, or the kids going down to fish in the pond. Regardless the reason there is a trail to get you there.

There where several turkeys yelping back in the woods, along with a group of gobblers out by the road. With turkey season around the corner I couldn't help but think of the possible setups. I really liked the food plot location at the bottom of the hill, or the ridge by the power line cut. They all looked great.

There are multiple places for stands as evidenced by walking the trails. At least 4-5 good spots for bow and rifle stands.

There is one real nice pond with another small pond.

Personally my thoughts for the short term would be to conduct a controlled burn. Then get the grassy food plot areas converted quickly to as much clover as possible. Update the stands, trim some trails and your in business. Year 2 I would know better where the deer are coming from and possibly try some hinge cutting to create a little more bedding area.

There is an older trailer just behind the gated entrance that is used for a hunting cabin. There is a water hydrant and fire pit in front also. This would make a great spot for a camper, hunting cabin, or house. Judging by the fire pit there has been multiple stories told sitting around it with more to come.

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

Aerial Map

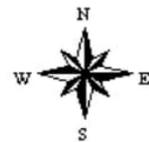


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Map Center: 39° 50' 55.12, -92° 51' 57.13



12-58N-18W
Linn County
Missouri



3/10/2020

Maps Provided By:
 **surety**
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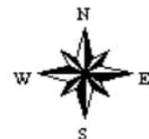
Aerial Map



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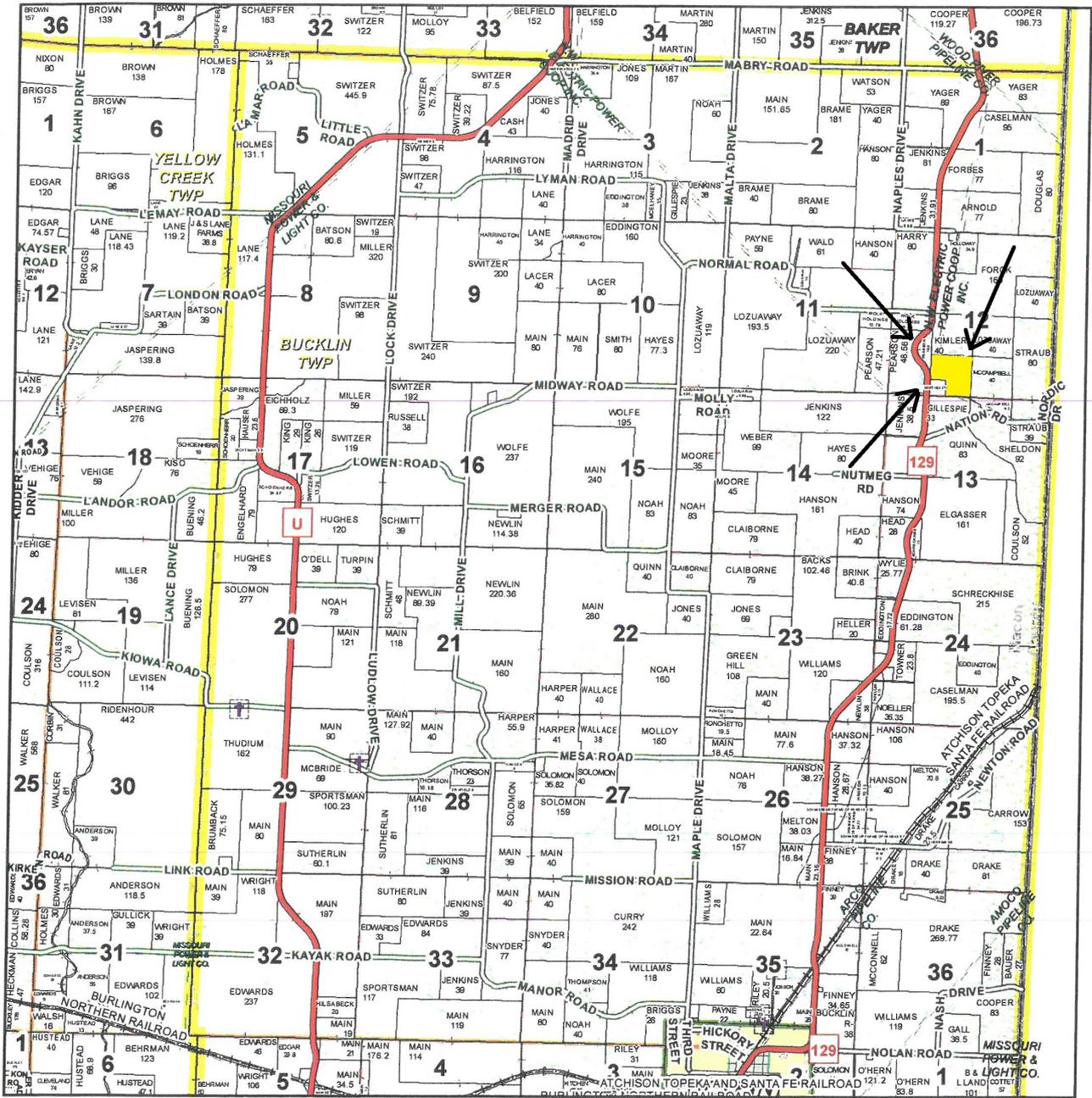
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January 18, 2017

Linn County Commission

Dick King - Presiding Commissioner
Mike Brown - 1st District Commissioner
Josh Muck - 2nd District Commissioner

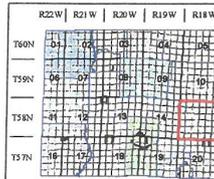
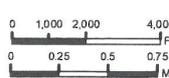
Data Courtesy Linn County
Geographic Information System

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:



Legend

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