



MISSOURI Land & Farm

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

56 Acre Hunting/Investment Property!! Possible 4.24% ROI

Easement off 4th Street, Dawn, MO 64638

Livingston

\$320,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

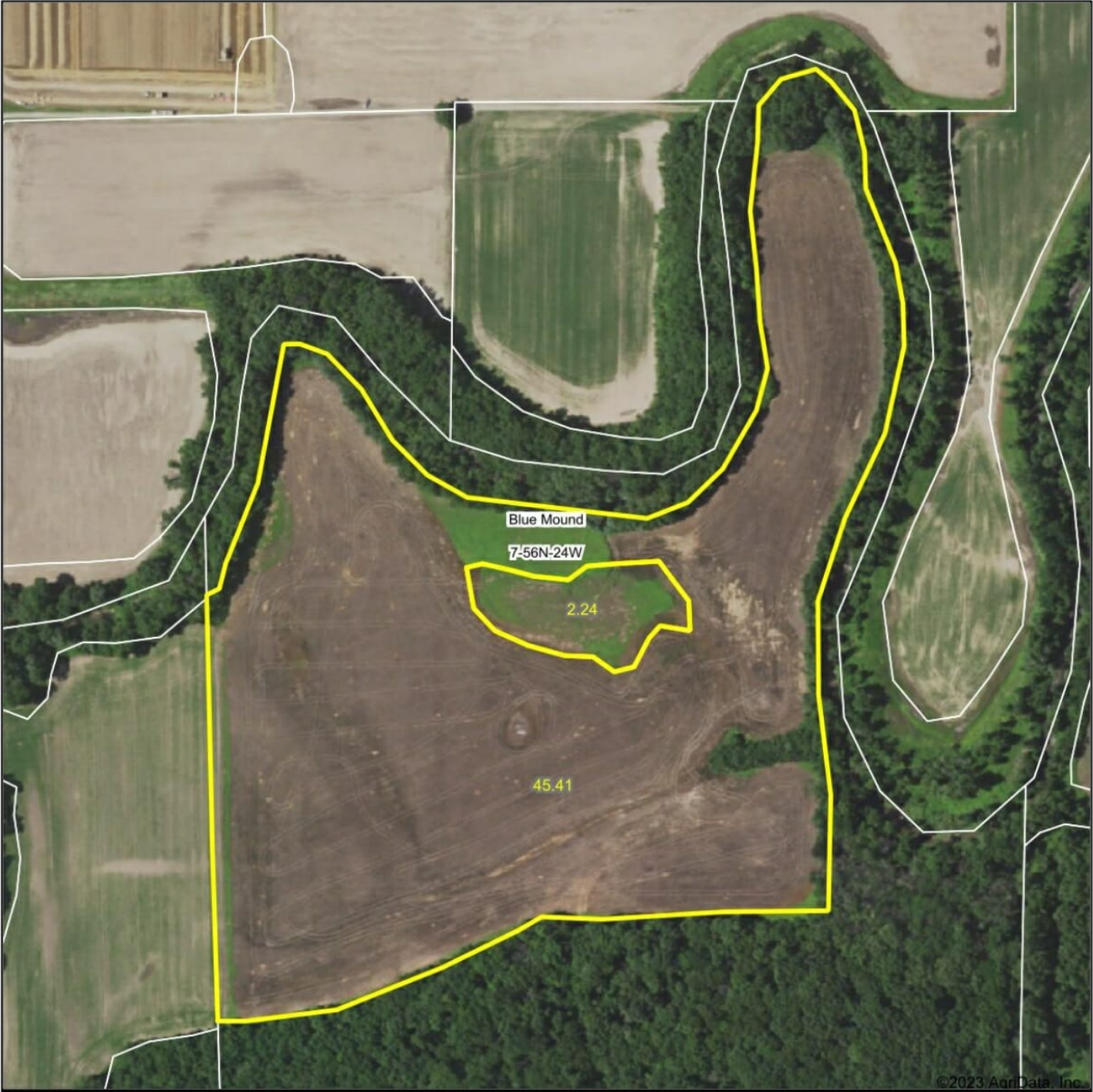


This unique property offers a little for everyone!!

- A great secluded hunting spot with no road frontage. This property would make a great place for whitetails, turkeys, and waterfowl potential. Access is provided through a private easement extending off 4th street through the timber leading down to the bottom.
- The farm is currently on its last year of cash rental agreement. It is currently being rented for \$230/acre based on 45 acres or \$10,350. The owner has currently done some tile work to regain a 2 acre wet spot. This should allow for 47 acres to be farmed in the future should new owner choose to.
- Owner is currently looking to sign the farm up into the CP-23 conservation program. Based on 2023 payment rates this farm should qualify at a rental payment of \$246/acre or \$11,070 based on 45 acres.
- If you are looking strictly for investment the farm could be leased out for hunting with another \$2500 in a hunting lease possible.
- Possible future annual income of \$13,570 and a 4.24% ROI based on asking price.

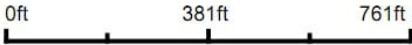
For more information contact Jeff Quinn today 660-734-3925

Aerial Map



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Boundary Center: 39° 40' 47.26, -93° 38' 16.17



8/14/2023

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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7-56N-24W
Livingston County
Missouri

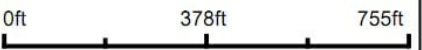
Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



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Boundary Center: 39° 40' 47, -93° 38' 15.69

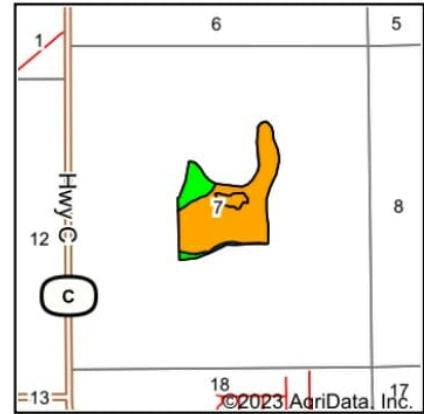
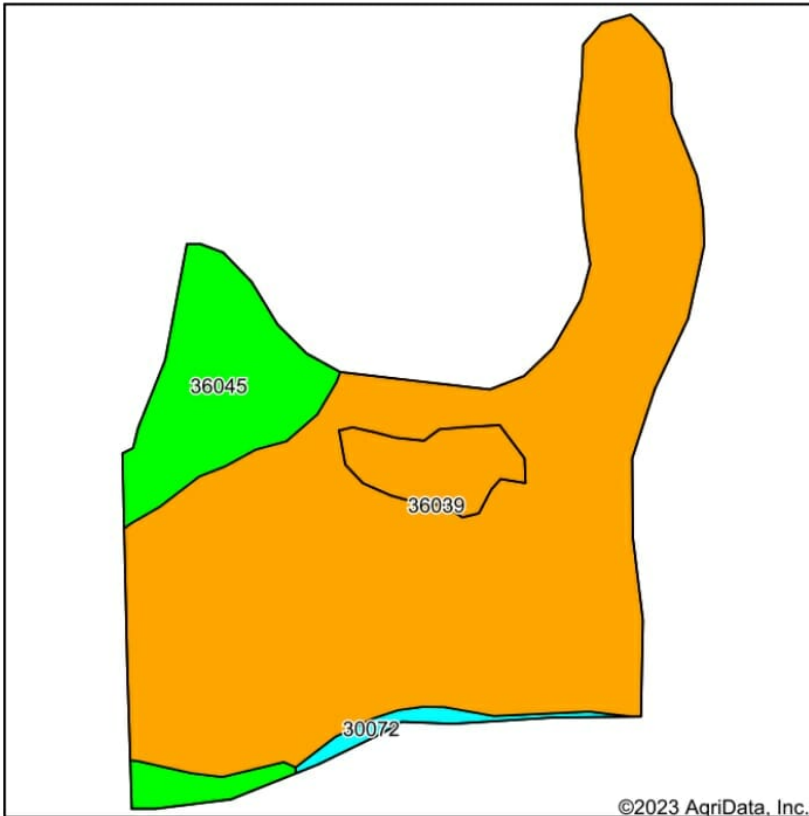


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7-56N-24W
Livingston County
Missouri

Soils Map



State: **Missouri**
 County: **Livingston**
 Location: **7-56N-24W**
 Township: **Blue Mound**
 Acres: **47.65**
 Date: **8/14/2023**

Maps Provided By:

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Soils data provided by USDA and NRCS.

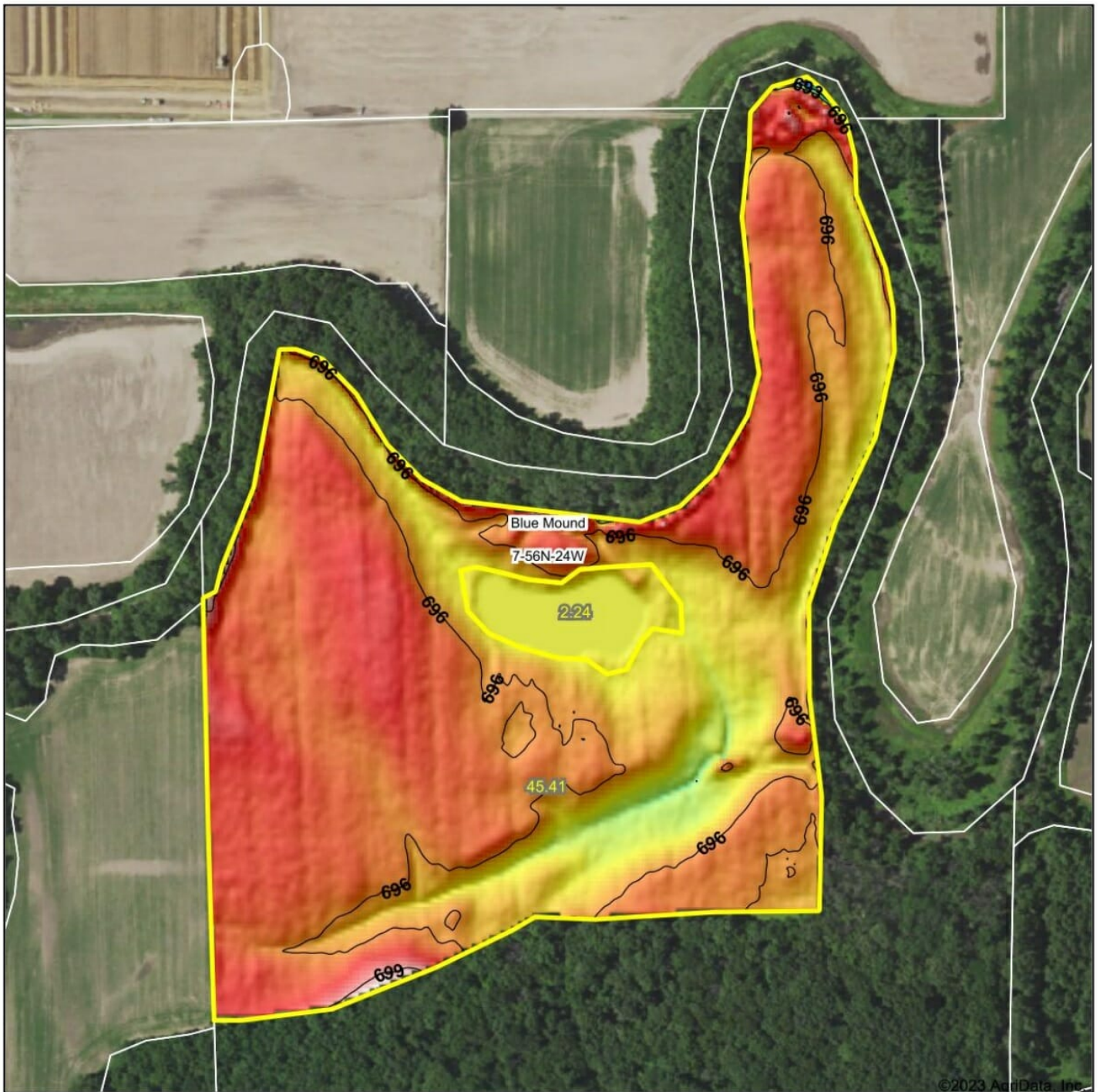
Area Symbol: MO117, Soil Area Version: 25												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
36039	Tice silty clay, 0 to 2 percent slopes, overwash, occasionally flooded	40.04	84.0%		IIw			8	9	8	10	79
36045	Wabash silty clay, 0 to 2 percent slopes, frequently flooded	6.91	14.5%		IVw			7	6	7	8	6
30072	Gosport silt loam, 14 to 35 percent slopes	0.70	1.5%		VIe	4	6	4	5	5	6	14
Weighted Average					2.35	0.1	0.1	7.8	8.5	7.8	9.7	*n 67.5

*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.

Topography Hillshade



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Source: USGS 3 meter dem
Interval(ft): 3
Min: 688.7
Max: 700.4
Range: 11.7
Average: 696.1
Standard Deviation: 1.05 ft



7-56N-24W
Livingston County
Missouri

Boundary Center: 39° 40' 47.26, -93° 38' 16.17

Maps Provided By:



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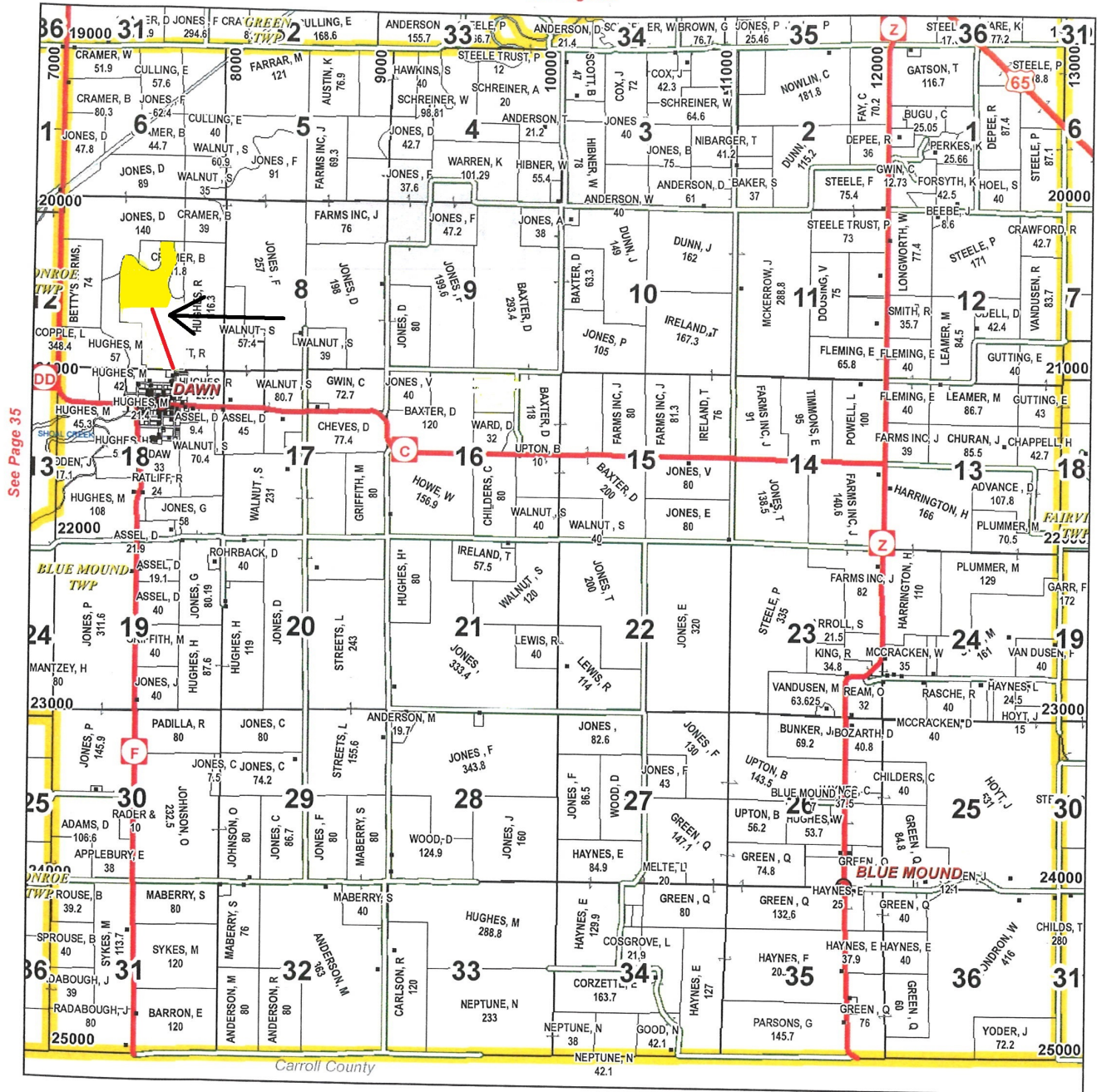
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Field borders provided by Farm Service Agency as of 5/21/2008.

TOWNSHIP 56N - RANGE 24W

BLUE MOUND TWP

See Page 29



See Page 35

See Page 39

Map Date: Oct 03, 2008

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

Livingston County Commission

Eva Danner - Presiding Commissioner
Ken Lauhoff - Associate Commissioner
Kenneth Warren - Associate Commissioner

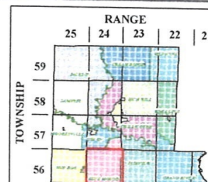
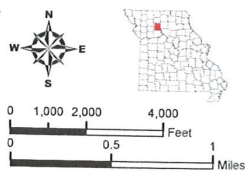
Most parcels > 5 ac labeled

GIS & Map Development By:

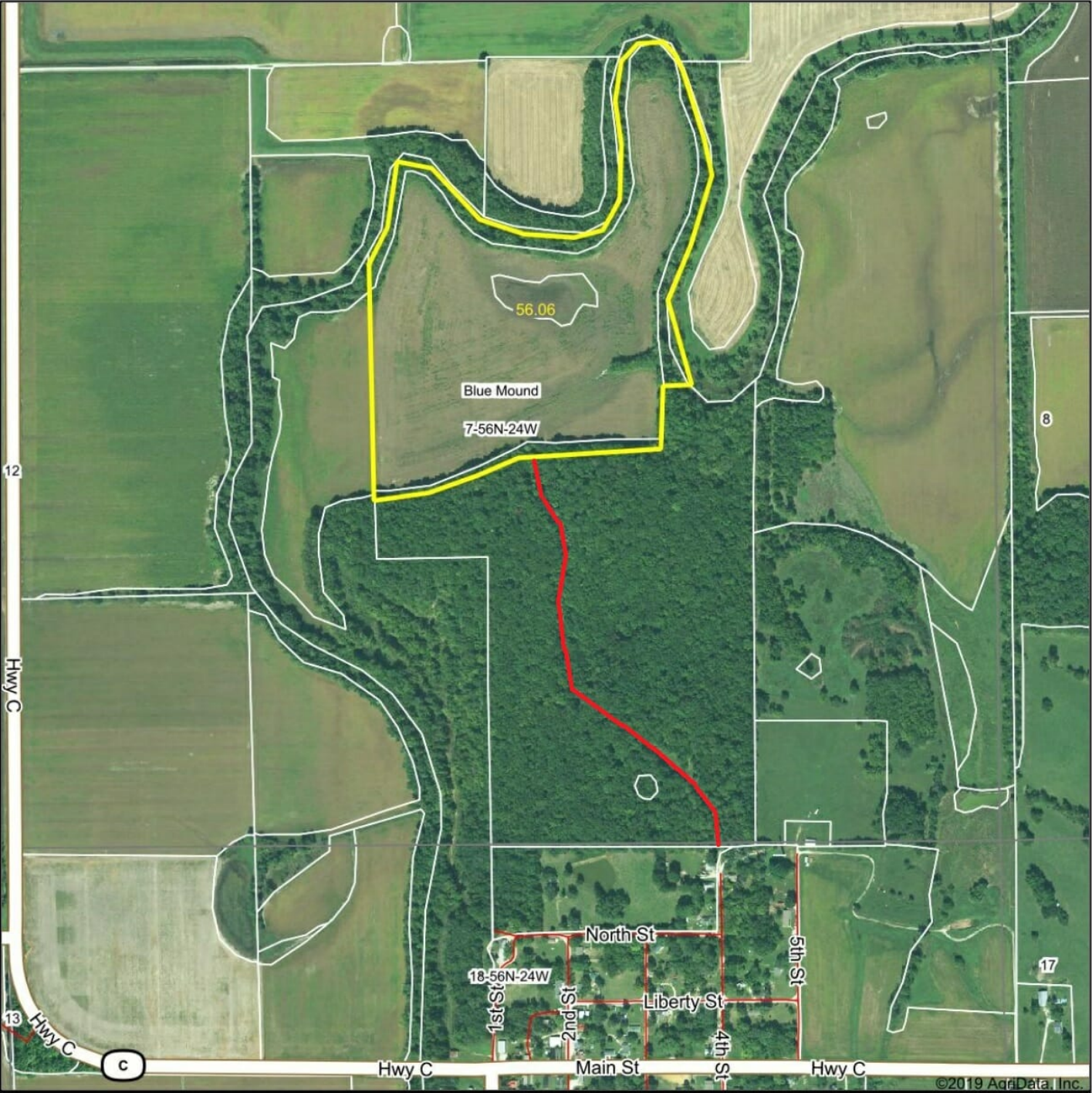
MIDLAND GIS Solutions
501 N Market
Maryville, MO 64489
(660) 552-0050 www.midlandgis.com

Data Courtesy Livingston County Geographic Information System

Steve Ripley - Assessor / GIS Manager



Aerial Map



Map Center: 39° 40' 32.93, -93° 38' 15.28

0ft 807ft 1614ft

7-56N-24W
Livingston County
Missouri



8/20/2019

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