



MISSOURI Land & Farm

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

**74 Acres of Certified Organic Hay Ground,
with Great Building Spots!!**

Hwy M , Brookfield, MO 64628

Linn County

\$333,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



The 74 acre of hill ground is certified organic and currently in hay production. The hill sides where previously farmed to kill out the Fescue and replanted to Brome hay. This tract could be utilized as is, fenced off for cattle, or converted back to farmland. It would also make a great place to build a house or houses with great views along Hwy M. There is currently one nice pond and one drained pond on the property however there are several places to construct nice sized ponds if desired.

Pics coming soon!!

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

Taxes: \$249



**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-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Linn Co. FSA

C=Com-YEL-GR SB=Soybean-COM-GR
SRW=Wheat-SRW-GR Milo=Sorgh-GRS-GR
FG=grass or mixfg-fg CCC=covrc-cereals
ALF-alfalfa-fg GZ=grass or mixfg-gz
F=failed PP=prevent plant
DC=double crop LS=left standing
All fields are NI non-irrigated*
*Unless notated on Map

1:6,330

Program Year: 20__

Created: 12/17/2021

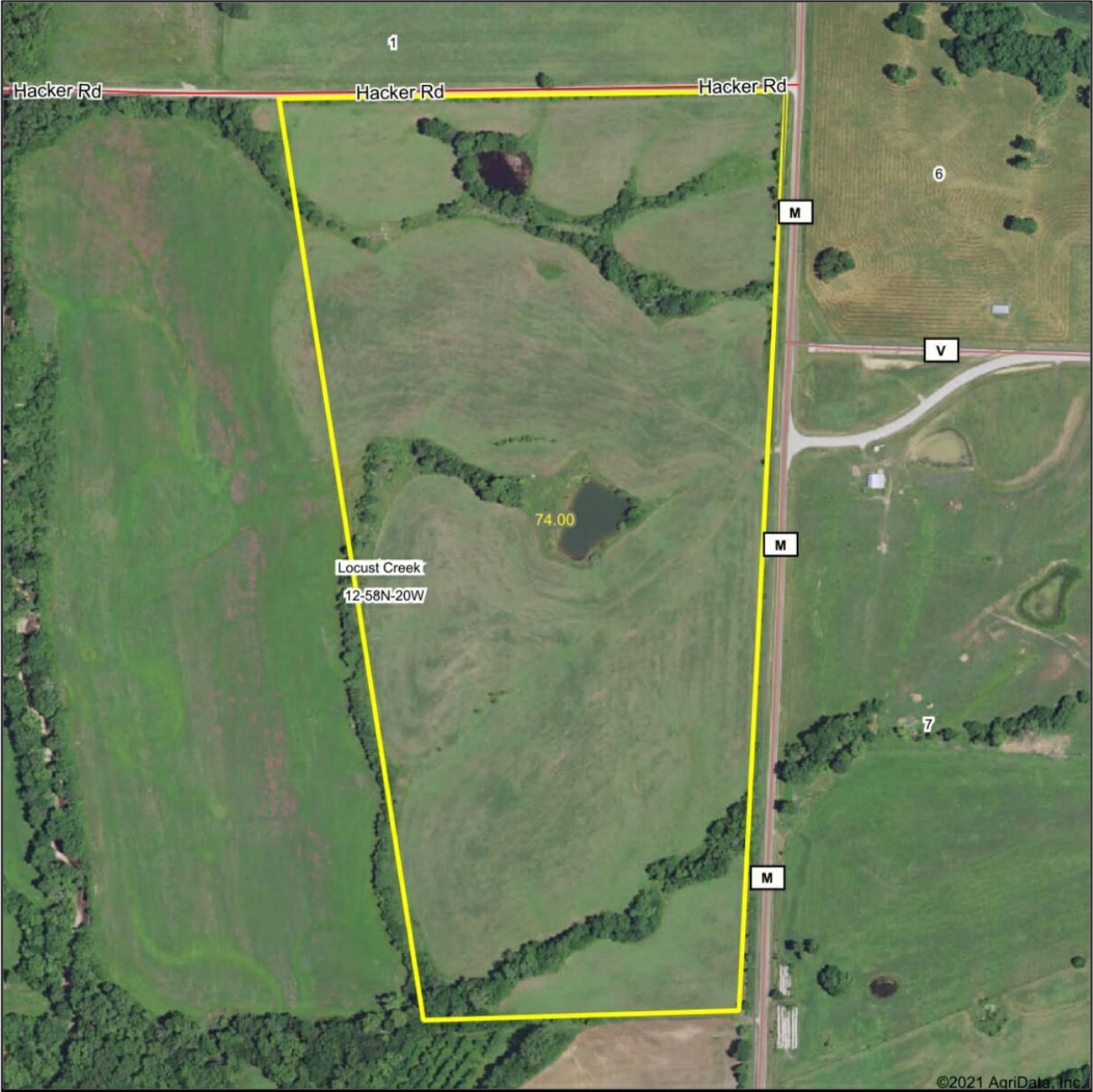
Flown: 2016-06-09

- clu
- crp
- plss

**Farm 6002
Tract 1123**

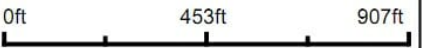


Aerial Map



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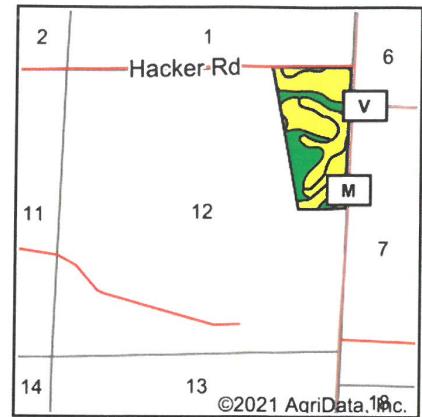
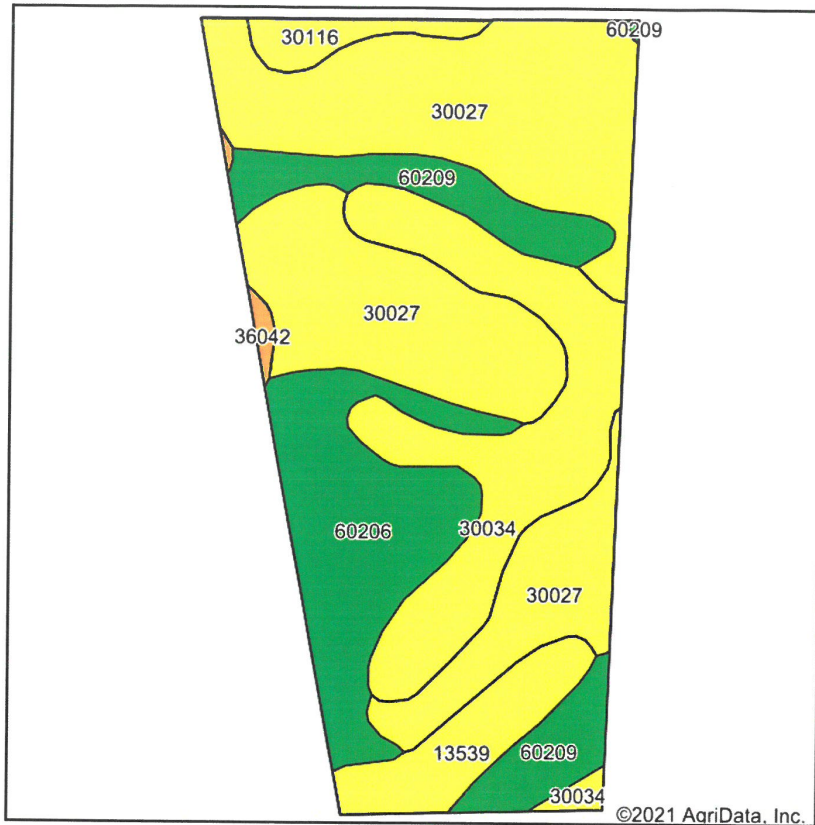
Map Center: 39° 52' 1.26, -93° 4' 40.16



12-58N-20W
Linn County
Missouri



Soils Map



State: **Missouri**
 County: **Linn**
 Location: **12-58N-20W**
 Township: **Locust Creek**
 Acres: **74**
 Date: **12/28/2021**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO115, Soil Area Version: 24

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
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	33.75	45.6%		IIIe							43
30034	Armstrong loam, 2 to 5 percent slopes, eroded	14.23	19.2%		IIIe	5	8	7	8	7	8	53
60206	Purdin clay loam, 14 to 20 percent slopes, eroded	11.89	16.1%		IVe	5	8	7	8	7	8	47
60209	Purdin loam, 9 to 14 percent slopes, eroded	7.31	9.9%		IVe	5	8	7	8	7	8	55
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	4.62	6.2%		IIIw			8	9	8	10	56
30116	Lagonda silt loam, 2 to 5 percent slopes, eroded	1.77	2.4%		IIIe	5	7	7	8	7	8	57
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	0.43	0.6%		IIw							95
Weighted Average					3.25	2.4	3.8	3.8	4.4	3.8	4.4	*n 48.2

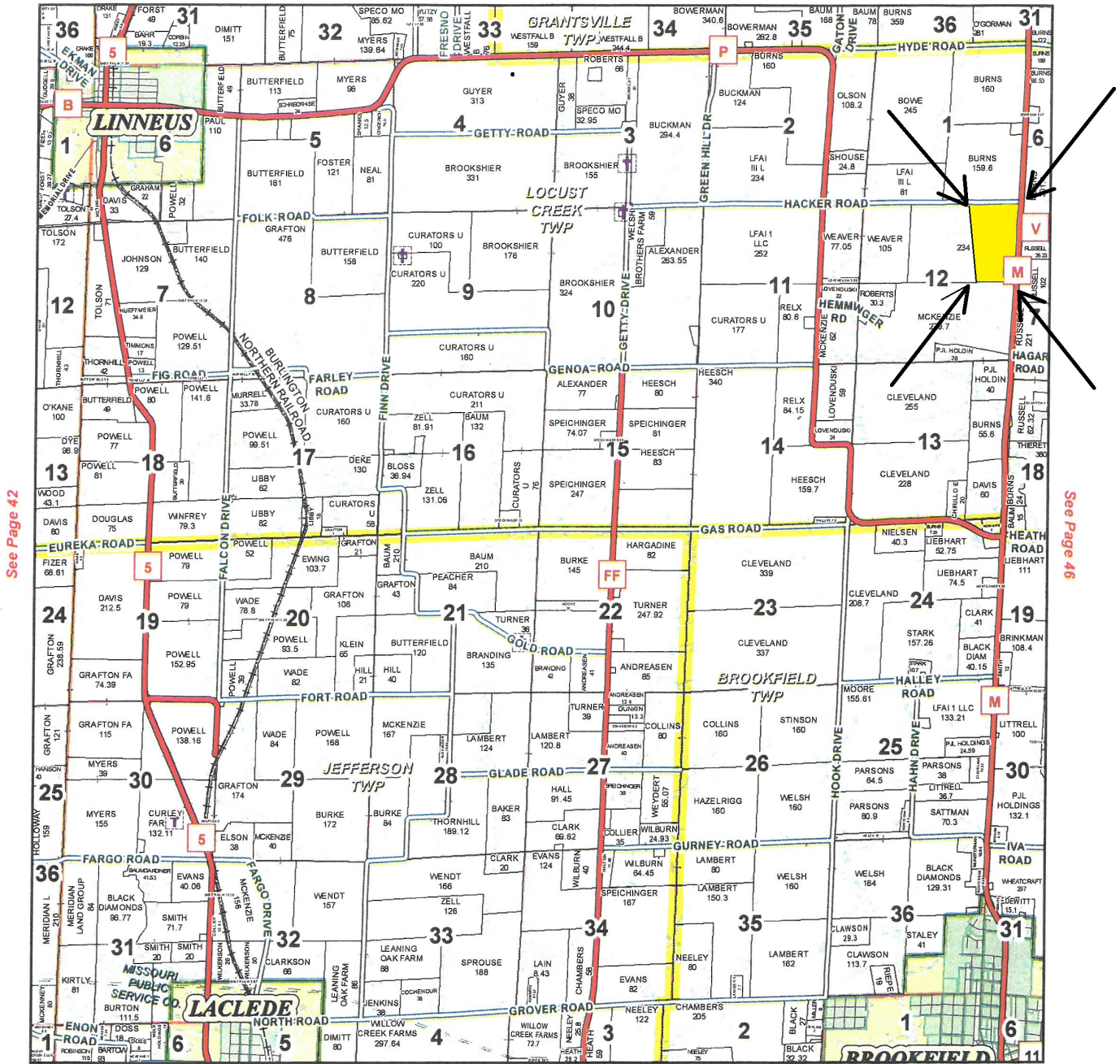
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T58N-R20W

See Page 34



See Page 42

See Page 46

See Page 54

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

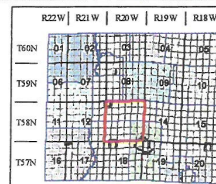
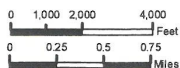
This data was primarily developed
for tax purposes and is not
considered survey accurate.

Most parcels > 5 ac labeled

GIS & Map Development By:



www.midlandgis.com



Legend

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

