



MISSOURI Land & Farm

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

87 Acre Turnkey Hunting Farm & Cabin w/CRP Income!!

Ludlow Drive, Bucklin, MO 64631

Linn County

\$435,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

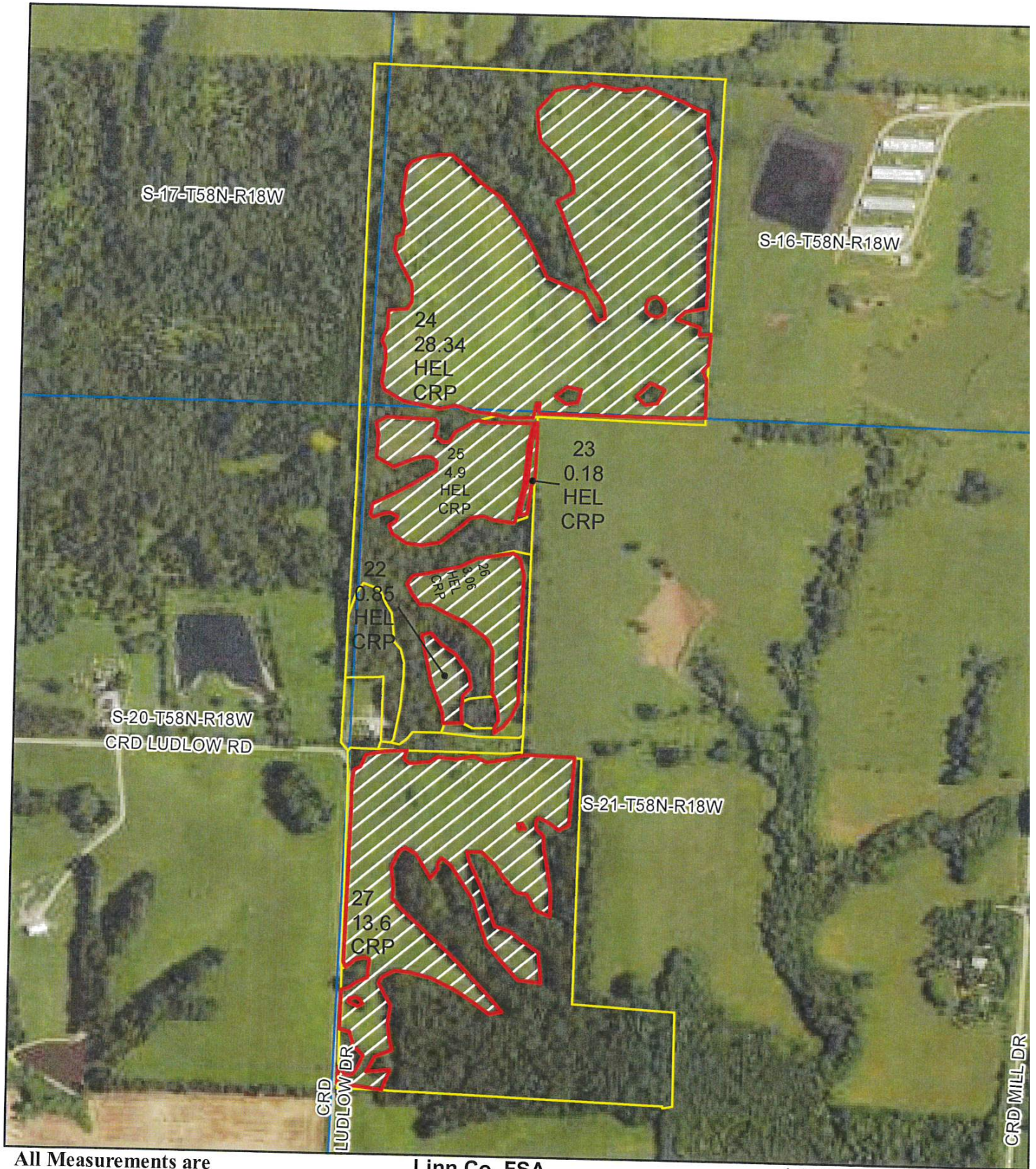
This 87 acres is sure to please the new owners as much as it has the current owners. The current owners bought this farm for of chasing big Missouri Whitetails and have improved in many ways. Turning a garage into a hunting cabin they have been able to enjoy and create the experiences and memories we all long for.

Randy VanderVeen from Strategic Habitat was brought in to help design and improve the farm. Blind placement and food plot locations where all implemented. The farm is currently set up with 3 strategically placed Box Blinds that will stay on the farm and transfer to the new owners.

50.93 Acres where recently renewed into the CRP program at a rental rate of \$162.77 an acre or \$8,290 Annually. Along with the quality nesting, bedding, and cover this is a great source of income through the September 30, 2032 expiration date.

The owners also turned a nice garage building into a cozy cabin enabling them to enjoy and create the experiences and memories we all long for. The cabin features 2 - bunk rooms, kitchen area, bath room, and storage area. Whether it the anticipation of arriving at camp with a mission on the mind, or the return from a long sit to the warmth, good food, a place to take care of your trophy, or just the stories this place will get it done.

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



All Measurements are
For FSA Programs Only

Linn Co. FSA

1:5,910

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)

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

Program Year: 2023

Created: 11/18/2022

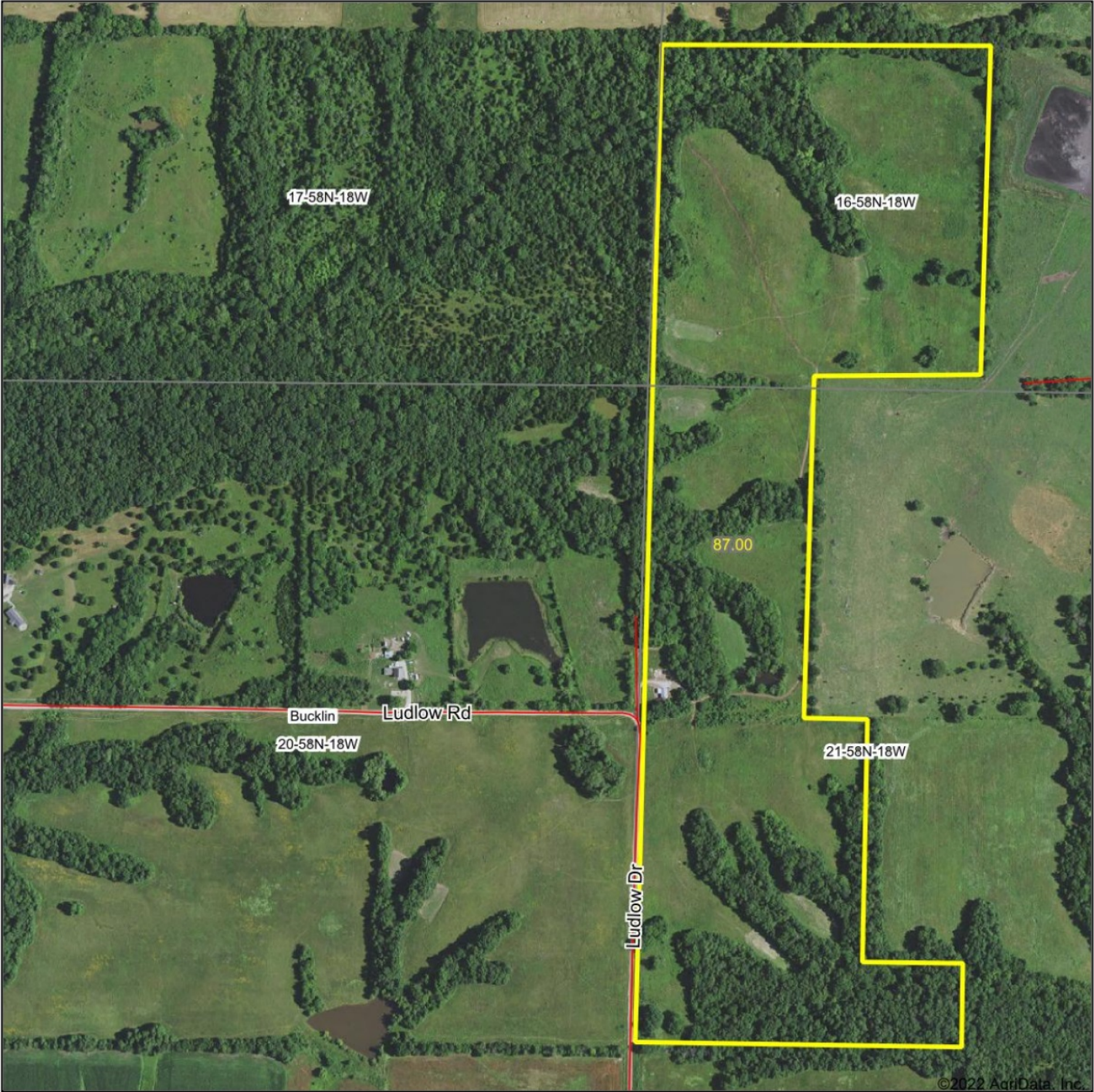
Flown: 2022-6-28

- clu
- crp
- plss

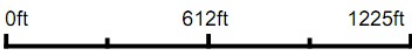
**Farm 5552
Tract 4581**



Aerial Map



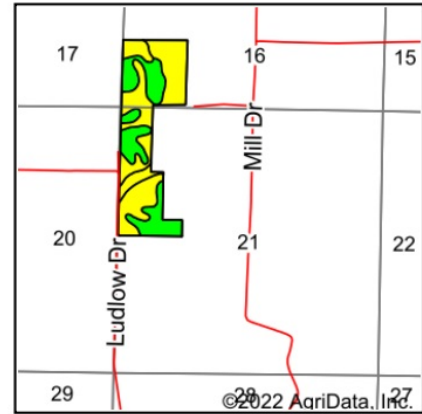
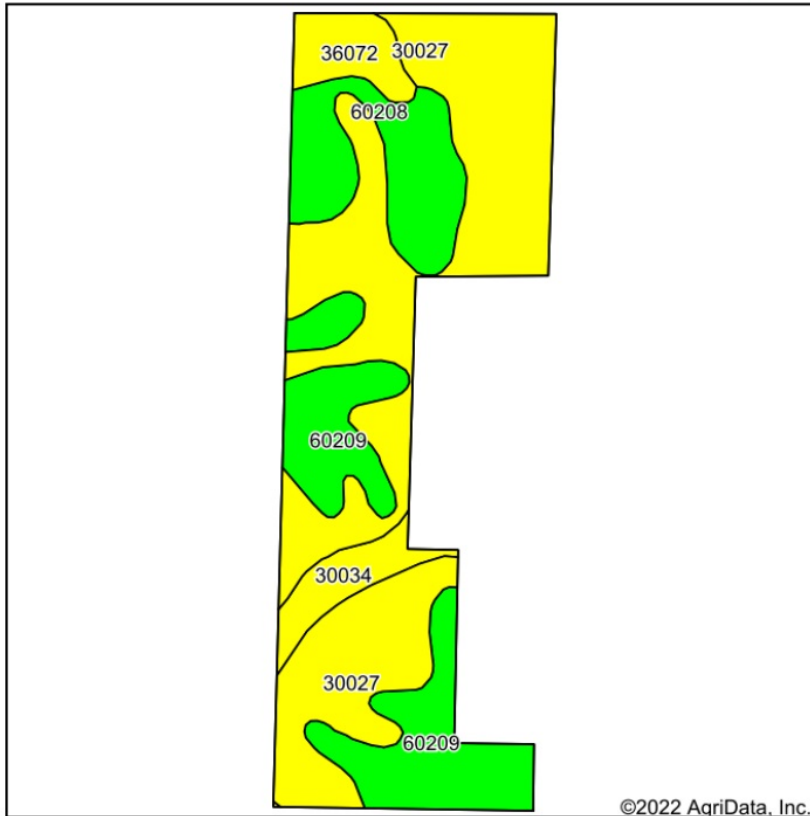
Map Center: 39° 49' 52.8, -92° 55' 54.69



20-58N-18W
Linn County
Missouri



Soils Map



State: **Missouri**
 County: **Linn**
 Location: **20-58N-18W**
 Township: **Bucklin**
 Acres: **87**
 Date: **11/15/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 26												
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	46.79	53.8%		IIIe							42
60209	Purdin loam, 9 to 14 percent slopes, eroded	19.86	22.8%		IVe	5	7	6	7	6	7	51
60208	Purdin clay loam, 9 to 14 percent slopes, severely eroded	11.79	13.6%		IVe	5	8	7	8	7	8	46
36072	Blackoat silt loam, 1 to 4 percent slopes, frequently flooded	4.34	5.0%		IIIw			8	7	8	10	70
30034	Armstrong loam, 2 to 5 percent slopes, eroded	4.22	4.9%		IIIe	5	8	7	8	7	8	52
Weighted Average					3.36	2.1	3.1	3.1	3.4	3.1	3.6	*n 46.5

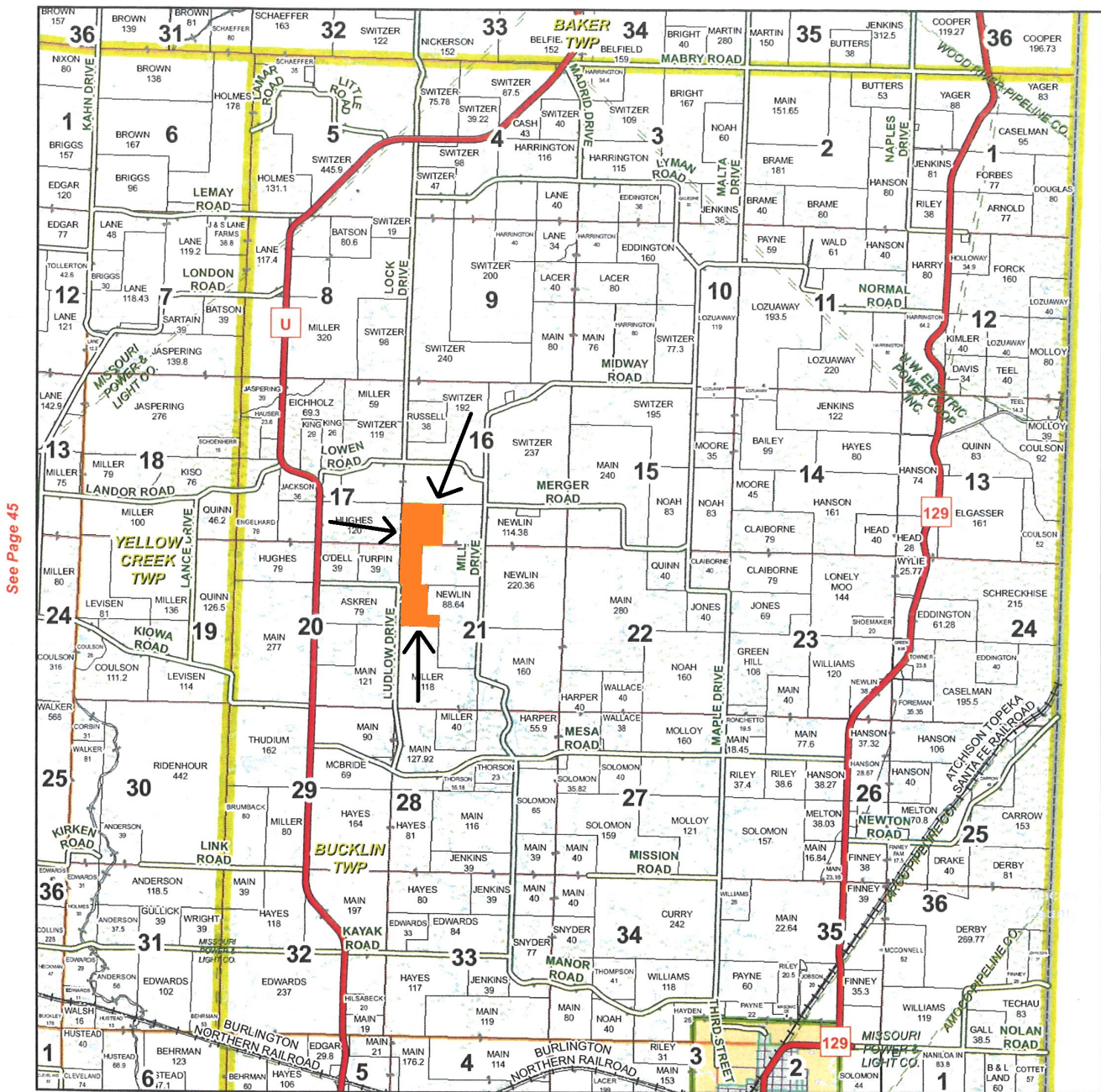
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T58N-R18W

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Map Date: August 30, 2010

Linn County Commission

Randy Wade - 1st District Commissioner
Jim Libby - 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

