MISSOURI Land & Farm

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

St. Charles County Tillable & Hunting!!

$299,000



CONTACT:



JEFFREY QUINN
Broker
660-734-3925
jquinn@missourilandandfarm.com

Live in St. Louis and wish you had a place to hunt without the drive? Now you can. This 50 acre + tract will allow you to hunt whatever you desire. Located conveniently off Greens Bottom Road in the Bonhomme Island. You could be hunting after work!!

Deer
Turkey
Doves
Waterfowl
Mushrooms
Fishing

Privately secluded back in the back away from all the other traffic on a dead end road is where I prefer. This farm offers exactly that.

Don't forget this tract offers 37.5 tillable acres for income. These acres are currently rented for $250 or $9375 annually for the next 2 years (2020 and 2021). The soils in the Bonhomme Island have long been know to produce some pretty impressive crops.

Back to the hunting from talking to the neighbors there have been numerous deer taking in the 150-160" Range. A 180" mega whitetail was taken just this last year. There where deer trails and turkey tracts pouring over the levy. The neighboring wetland tract to the south is sure to help with habitat to hold those Big bucks.

According to one neighbor its a great place to Canadian Goose hunt and he said he has seen it solid white with Snows and Blues. With a small berm some cropland flooding would be a sure fire way to turn this into a waterfowl hot spot.

Don't forget those bank lines in Greens Chute waiting on those big Flat Head, Blue's, and Channel Cats for your fish fry's.

If you would like more land. The owner would consider selling more acres. They would be all tillable to the west.

Call or text Jeff Quinn for more information 1-660-734-3925

Aerial Map



Map Center: 38° 41' 35.49, -90° 34' 59.22

0ft 387ft 774ft

N
W E
S

St Charles County
Missouri

5/14/2020

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Aerial Map



Map Center: 38° 41' 35.49, -90° 34' 59.18

0ft 390ft 781ft

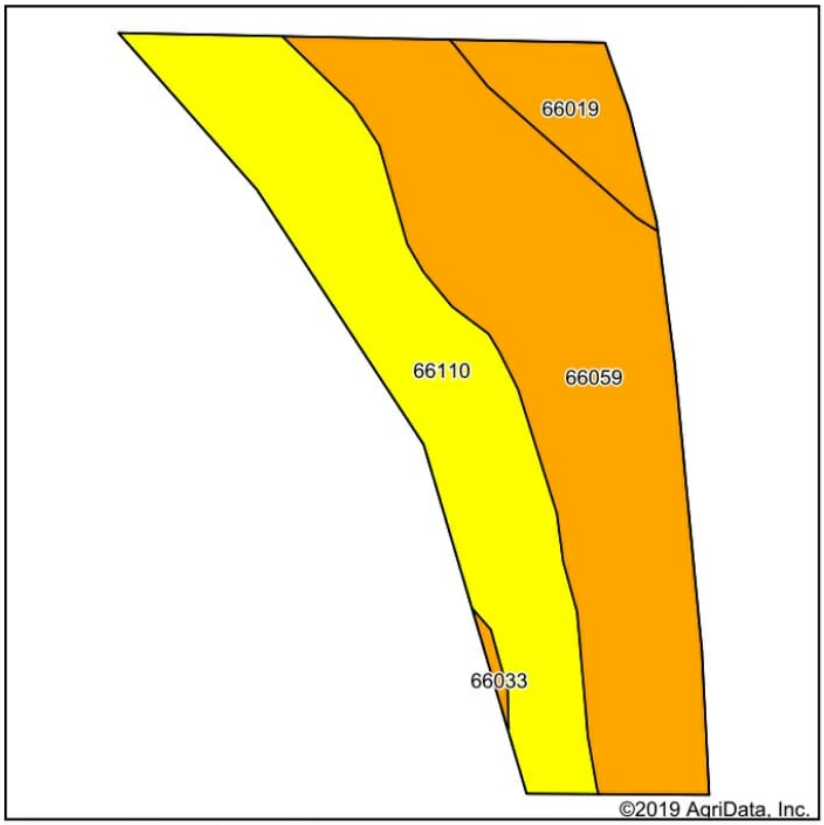
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St Charles County
Missouri

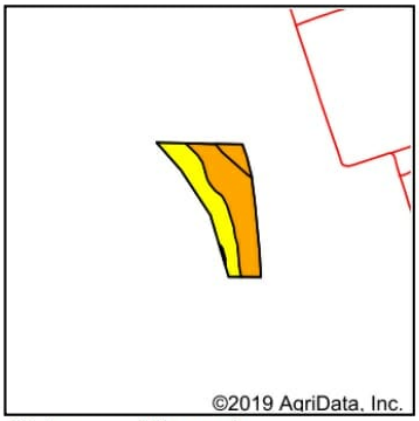
5/14/2020

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Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **St Charles**
Location: **38° 41' 35.49, -90° 34' 59.22**
Township: **Boone**
Acres: **35.7**
Date: **5/14/2020**

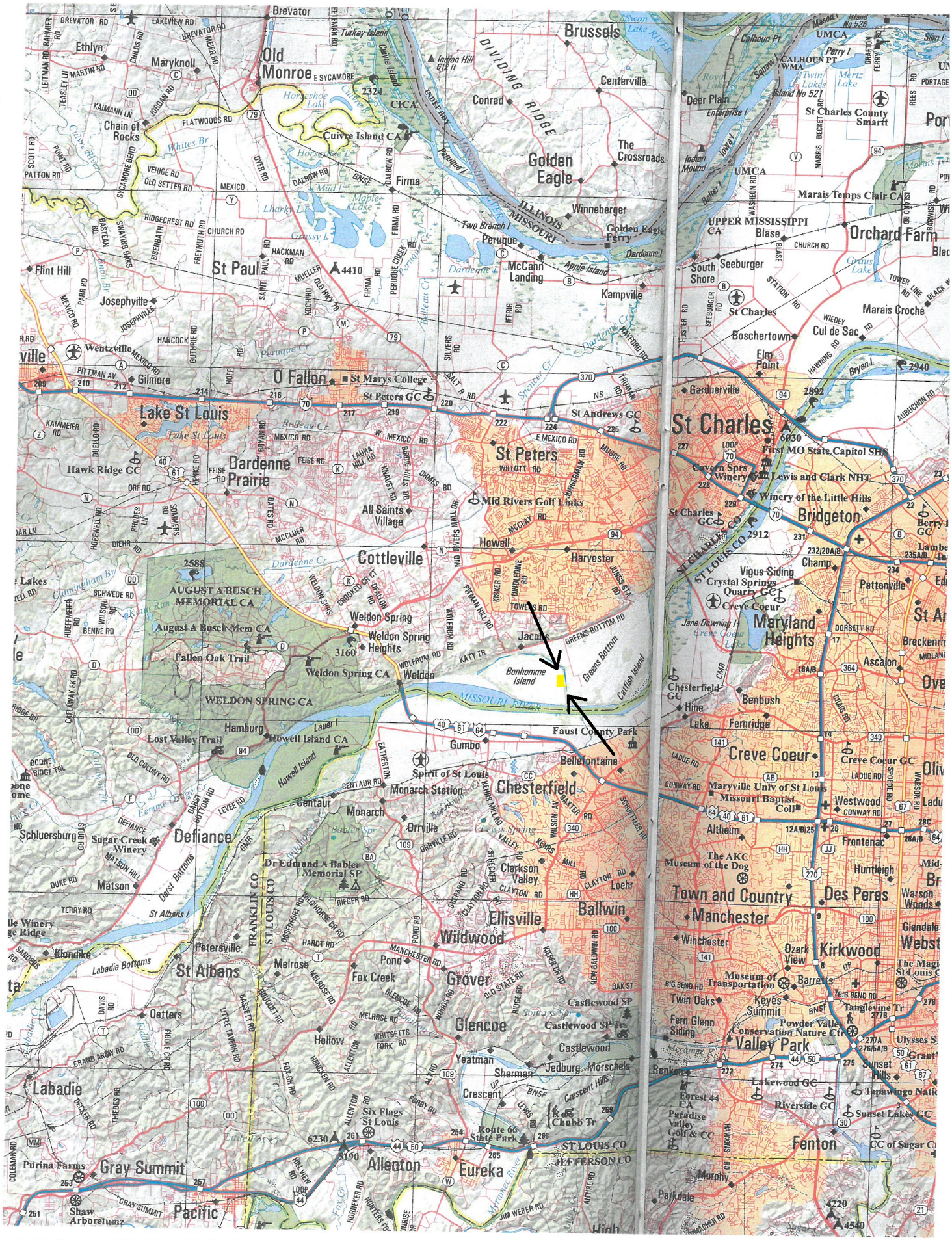
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N W E S

Area Symbol: MO183, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
66059	Peers silty clay loam, 0 to 2 percent slopes, occasionally flooded	18.91	53.0%		IIw	8	9	8	10	78
66110	SansDessein silty clay, 0 to 2 percent slopes, occasionally flooded	14.00	39.2%		IIIw	8	7	8	9	46
66019	Lowmo silt loam, 0 to 2 percent slopes, occasionally flooded	2.62	7.3%		IIw	8	7	7	9	70
66033	Lowmo-Peers complex, 0 to 2 percent slopes, occasionally flooded	0.17	0.5%		IIw	8	8	7	9	73
				Weighted Average		**8**	**8.1**	**7.9**	**9.5**	***n 64.8**

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.


Brevator
Old Monroe
Maryknoll
Ethlyn
Chain of Rocks
Brussels
Centerville
Conrad
Golden Eagle
The Crossroads
Winneberger
Golden Eagle Ferry
Firma
Cuivre Island CA
CICA
Dividing Ridge
Illinois
Missouri
Mississippi River
Flint Hill
St Paul
Josephville
Wentzville
Gilmore
O Fallon
St Marys College
St Peters GC
St Andrews GC
McCann Landing
Apple Island
Kampville
Lake St Louis
Hawk Ridge GC
Dardenne Prairie
St Peters
Mid Rivers Golf Links
All Saints Village
Howell
Harvester
Cottleville
AUGUST A BUSCH MEMORIAL CA
August A Busch Mem CA
Weldon Spring
Weldon Spring Heights
Fallen Oak Trail
Weldon Spring CA
Weldon
Jacobs
Bonhomme Island
Greens Bottom
Catfish Island
WELDON SPRING CA
Missouri River
Hamburg
Howell Island CA
Lost Valley Trail
Howell Island
Gumbo
Faust County Park
Bellefontaine
Spirit of St Louis
Monarch Station
Chesterfield
Centaur
Monarch
Orrville
Defiance
Schluersburg
Sugar Creek Winery
Matson
Dr Edmund A Babler Memorial SP
Clarkson Valley
Loehr
Ballwin
Ellisville
Wildwood
Petersville
St Albans
Labadie Bottoms
Klondike
Melrose
Pond
Fox Creek
Grover
Glencoe
Castlewood SP
Castlewood
Oetters
Hollow
Yeatman
Sherman
Jedburg
Morschels
Labadie
Crescent
Six Flags St Louis
Chubb Tr
Route 66 State Park
ST LOUIS CO
JEFFERSON CO
Purina Farms
Gray Summit
Allenton
Eureka
Pacific
Shaw Arboretum
Franklin Co
St Louis Co
Deer Plain
St Charles County Smartt
UMCA
Marais Temps Clair CA
Upper Mississippi CA Blase
Orchard Farm
South Seeburger
St Charles
Marais Croche
Boschertown
Cul de Sac
Elm Point
Gardnerville
St Charles
First MO State Capitol SHS
Lewis and Clark NHT
Winery of the Little Hills
Bridgeton
St Charles GC
St Louis Co
Champ
Vigus Siding
Crystal Springs Quarry GC
Creve Coeur
Maryland Heights
Pattonville
Ascalon
Chesterfield GC
Hine Lake
Fernridge
Benbush
Creve Coeur
Creve Coeur GC
Maryville Univ of St Louis
Missouri Baptist Coll
Westwood
Frontenac
Altheim
The AKC Museum of the Dog
Huntleigh
Town and Country
Des Peres
Manchester
Winchester
Ozark View
Kirkwood
Museum of Transportation
Barretts
Twin Oaks
Keyes Summit
Fern Glenn Siding
Powder Valley Conservation Nature Ctr
Valley Park
Lakewood GC
Riverside GC
Forest 44 CA
Paradise Valley Golf & CC
Fenton
Sunset Lakes CC
Parkdale
Murphy