

Sale Name: Linn County MO 260+- Acres / Cropland Tillable Deer Turkey Hunting / 3 Tracts / MO94A

LOT 1 - TRACT 1



Description

Tract 1: 120 +/- Total Acres

- 70+/- acres tillable; balance is timber and waterways.
- South end recently taken out of conservation program; could be put back into production or kept as deer refuge.
- Lots of hunting pinch points and thick cover.
- The property was logged 10+ years ago; numerous oaks and walnut trees from logging size to saplings.
- There is a pond and a creek on the property that allows for year around water source.
- Good quality soils. Predominately Armstrong Clay Loam, Armstrong Loam and Kilwinning Silt Loam.
- Average NCCPI 65
- There is road frontage on west side of north 40.
- Open lease for the 2025 crop season.
- Possession upon completion of closing.
- 2023 property taxes: \$211.42
- Parcel #04052100000000300 and 04051600000000400

Quantity: 1



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