

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

**LOT 2 - TRACT 2**



**Description**

**Tract 2: 102+/- Total Acres**

- 16+/- FSA tillable acres, balance timber, waterways and filter strips.
- There are several acres that could be brought into production that were part of a conservation program a couple years back.
- This is a prime deer/turkey hunting property. Thousands of young oaks ready to improve your hunting program.
- Parson Creek runs longways through the property and numerous walnut trees scattered throughout the bottom. Property was logged 10+ years ago.
- Lots of pinch points and timber fingers next to tillable acreage.
- Several spots to add food plots.
- Good quality soils. Predominately Armstrong Clay Loam, Purdin Loam and Blackoar Silt Loam.
- Average NCCPI 71.6
- There is road frontage from Austin Road.
- 2023 property taxes: \$153.47
- Parcel #04041700000000800
- There is a small family cemetery on the south end of the property.

**Quantity: 1**



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