

LINN COUNTY, MO

40 Acres

This exceptional 40-acre tract of land in Linn County, MO, offers a rare opportunity for farming, hunting, or investment. FSA reporting 38.4 acres tillable, this property is highly productive and ready to generate income from day one.

Here's what makes this property stand out:

- **Prime Location:** Conveniently located less than 1/2 mile off blacktop, offering easy access for farming equipment and vehicles.
- **Road Frontage:** County road frontage on two sides provides excellent accessibility and multiple entry points.
- **Income-Producing:** Currently under a farming lease, providing steady annual income. Additionally, the property holds a hunting lease, making it an ideal dual-purpose investment.
- **Versatility:** Whether you're expanding your farming operation, or looking for a secure land investment, this tract meets a variety of needs.



BOB NICHOLS

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ASHLEY NICHOLS

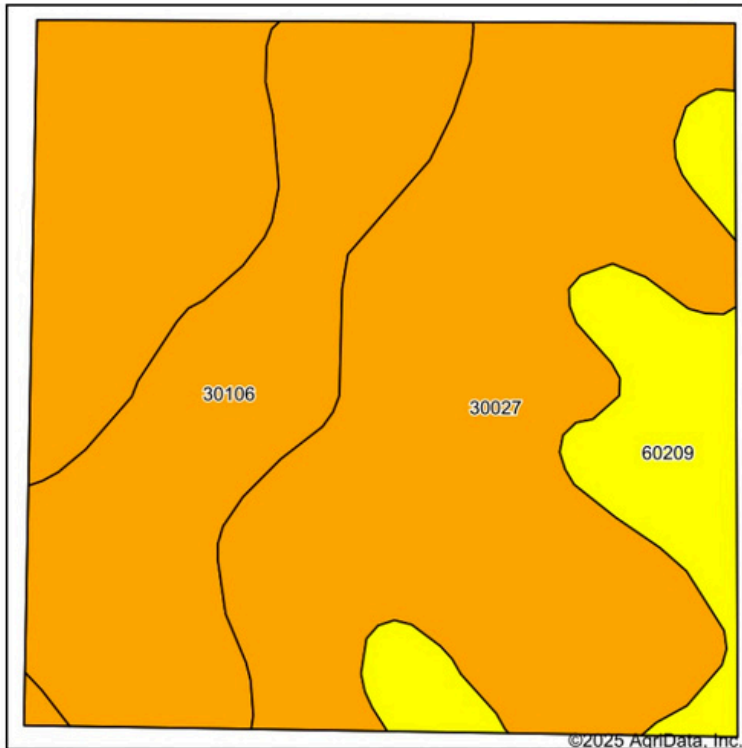
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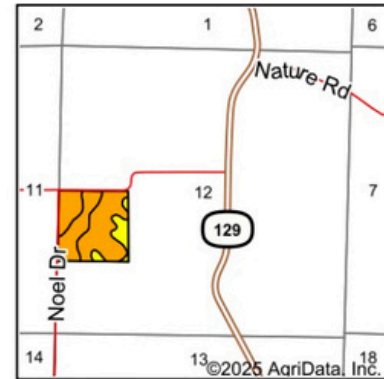
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From New Boston, Hwy. 129 South approximately 1 mile to right on Nabor Rd approximately ½ mile to farm on left.

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Linn**
 Location: **12-59N-18W**
 Township: **Baker**
 Acres: **39.27**
 Date: **1/28/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO115, Soil Area Version: 29

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	24.47	62.3%		Ille							41
30106	Kilwinning silt loam, 1 to 5 percent slopes	10.01	25.5%		Ille		2	7	6	7	9	63
60209	Purdin loam, 9 to 14 percent slopes, eroded	4.79	12.2%		Ive	5	7	6	7	6	7	51
Weighted Average					3.12	0.6	1.4	2.5	2.4	2.5	3.1	*n 47.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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FIND YOUR DREAM FARM TODAY

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Agri Land Co.
YOUR LOCAL FARM CONNECTION

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Topography Contours



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 916.4

Max: 971.1

Range: 54.7

Average: 951.9

Standard Deviation: 11.71 ft

0ft 271ft 541ft



1/28/2025

12-59N-18W
Linn County
Missouri

Boundary Center: 39° 56' 21.89, -92° 52' 3.02



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

1:4,800

Program Year: 2025

Created: 12/6/2024

Flown: 2022-6-28

- clu
- crp
- plss

Farm 5587
Tract 4296



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