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L-2500532

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LAND FOR SALE

247± Acres, Linn County, Missouri

OFFERED AT
\$1,500,000

Highlights:

- 179 productive acres
- Great recreational features: Mature timber, creek, and multiple ponds
- Lease open for 2026 crop year- ideal for owner-operators or investors



For additional information, please contact:

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Property Information

Directions to Property:

From Meadville, go north for 12 miles on MO-139. The property is located on the Northeast corner of MO-139 and Brook Road.

Legal Description:

The Northwest Quarter of the Southwest Quarter of Section Six (6), Township Fifty-nine (59), Range Twenty-one (21), containing Forty (40) acres, more or less, Linn County, Missouri. All of Lot One (1) of the Northwest fractional Quarter (NW Frac. 1/4) of Section Six (6), Township Fifty-nine (59), Range Twenty-one (21), Linn County, Missouri. The Southwest Quarter of the Southwest Quarter of Section Six (6), Township Fifty-nine (59), Range Twenty-one (21), containing Forty (40) acres, more or less. All the East half (E ½) of the Southwest Quarter (SW 1/4) of Section Six (6), Township Fifty-nine (59), Range Twenty-one (21).

Property Description:

Nestled in the heart of Missouri’s countryside, this 247-acre farm offers a unique blend of agricultural productivity and natural beauty. With 72% tillable acreage, the land is primed for continued success—supported by grassback terraces that help preserve soil integrity and reduce erosion. The farm currently generates \$40,500 in cash rent for the 2025 crop year, making it a solid income-producing asset from day one.

Access is seamless via MO-139 along the west boundary and Brook Road to the south, ensuring convenience for operators and visitors alike. Beyond its agricultural value, the property boasts two well-sized ponds, a live creek, and mature timber, creating a haven for wildlife, fishing, and outdoor recreation. Whether you’re seeking a working farm, a weekend retreat, or a long-term investment, this property delivers versatility and charm in equal measure.

Lease is open for the 2026 season—giving buyers the flexibility to farm, lease, or explore new opportunities.



Farm Data:

Cropland	179.39 acres
Timber	<u>67.61 acres</u>
Total	247.00 acres

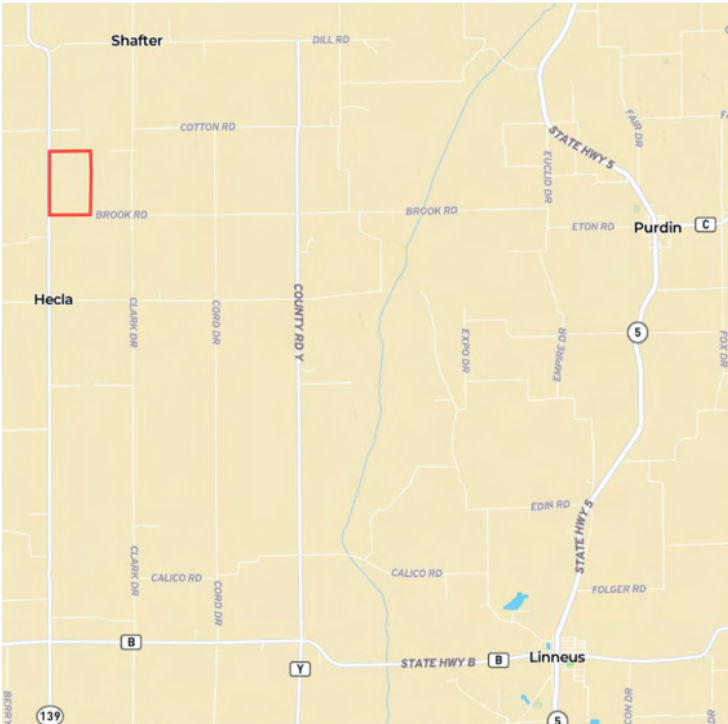
FSA Information:

	Base	Yield
Wheat	31.48 acres	45 bushels
Grain Sorghum	1.50 acres	75 bushels
Soybeans	105.42 acres	48 bushels

Taxes:

- \$644

Property Location



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	142.27	58.92	0	60	3e
36004	Blackoar silt loam, 0 to 2 percent slopes, frequently flooded	37.6	15.57	0	84	3w
30034	Armstrong loam, 2 to 5 percent slopes, eroded	37.47	15.52	0	69	3e
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	13.22	5.47	0	70	3w
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	10.93	4.53	0	58	4e
TOTALS		241.49(*)	100%	-	65.59	3.05

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



