

LISTING
#15281

LINN COUNTY

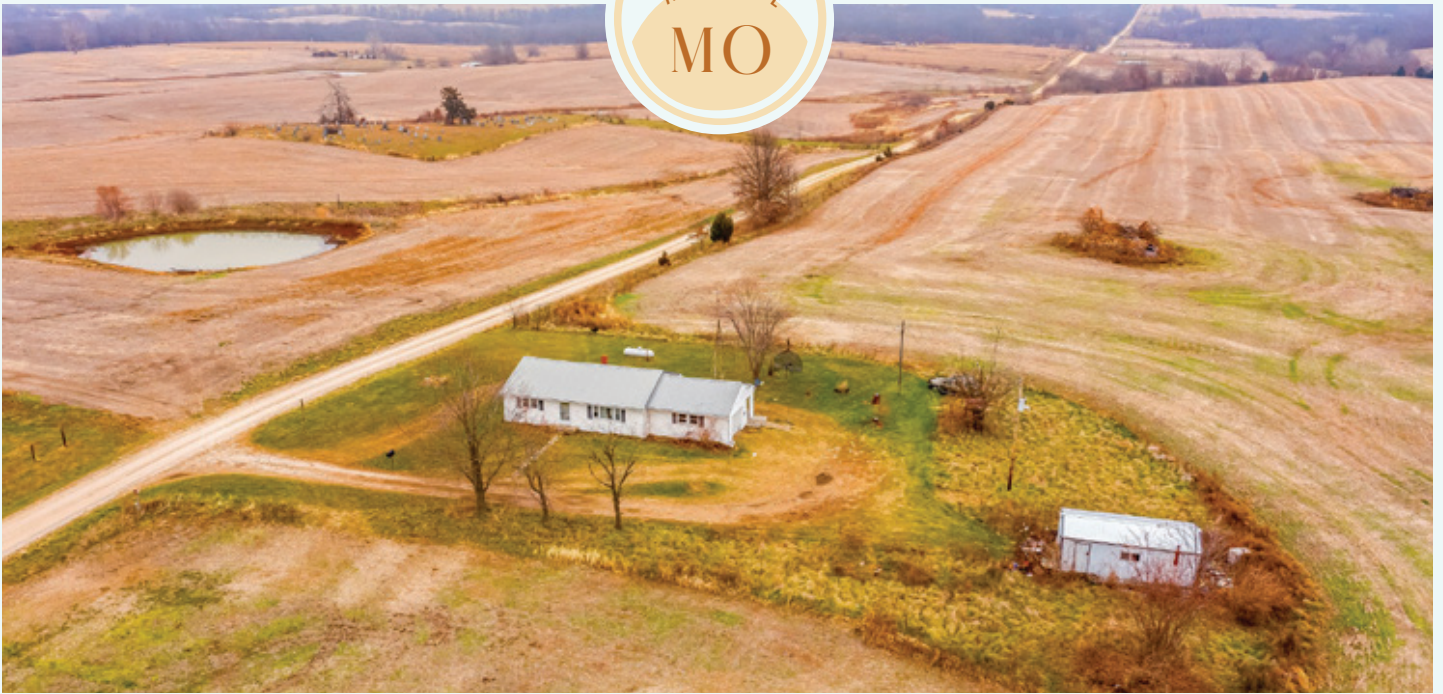


364.20 ACRES
M/L



Kenny Herring, ALC
515.783.8718
Kenny@PeoplesCompany.com

Steve Bruere
515.222.1347
Steve@PeoplesCompany.com



DESCRIPTION

Peoples Company is pleased to offer 364.20 acres m/l in Linn County, Missouri! The property consists of 303.51 FSA Cropland Acres of which 285.11 acres are currently in row crop production carrying a tillable NCCPI rating of 61.3. The balance of the property includes timbered draws, ponds, and 18.40 acres enrolled in a CRP contract until October 2022 with an annual payment of \$1,826. The CRP practice is CP1 (permanent grasses). Primary soil types include Armstrong clay loam, Purdin loam, and Armstrong loam.

The farm offers several timber lined ditches meandering through the property serving as a travel corridor for wildlife. Several high vantage points would be ideal locations for tower blinds catching deer moving from feeding to bedding areas. Ponds are stocked offering additional recreational opportunities as well as a water source for wildlife and or livestock.

This property includes a dwelling located along Hollow Road as well an outbuilding located in the center of the farm overlooking one of the four ponds. This farm is located in Section 14 of Grantsville Township just southeast of Purdin, Missouri.

VISIT [PEOPLESCOMPANY.COM](https://www.peoplescompany.com) (LISTING #15281) FOR MORE INFORMATION, PHOTOS, AND MAPS.



PRICE

TOTAL PRICE: \$1,292,910

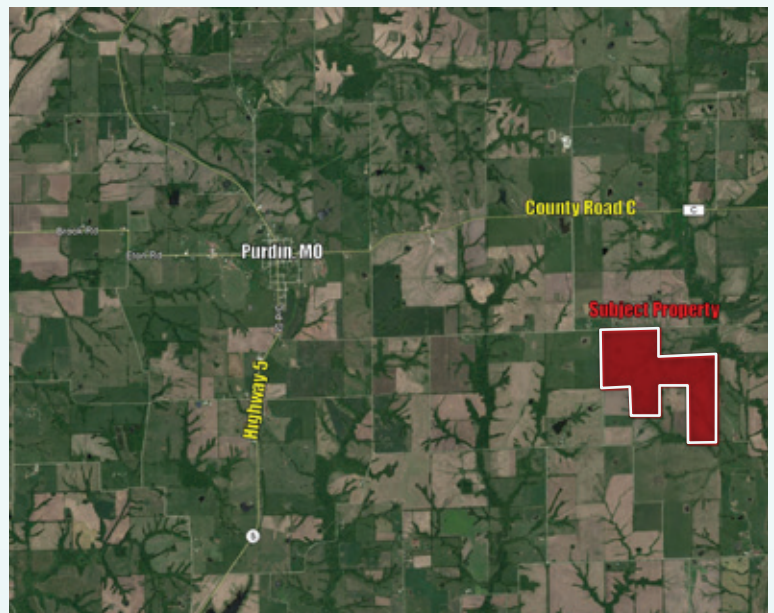
PRICE PER ACRE: \$3,550

DIRECTIONS

From Purdin, MO: Travel east on County Road C for two and a half miles before turning right on Gulf Drive. Travel south on Gulf Drive for one mile. Turn left and travel a quarter of a mile west and the farm will be on the southeast corner of Hollow Road and Gulf Drive. Look for Peoples Company signs.



364.20 ACRES
M/L



FARM DETAILS

FSA Cropland Acres:
303.51 Acres

**Acres in Row
Crop Production:**
285.11 Acres

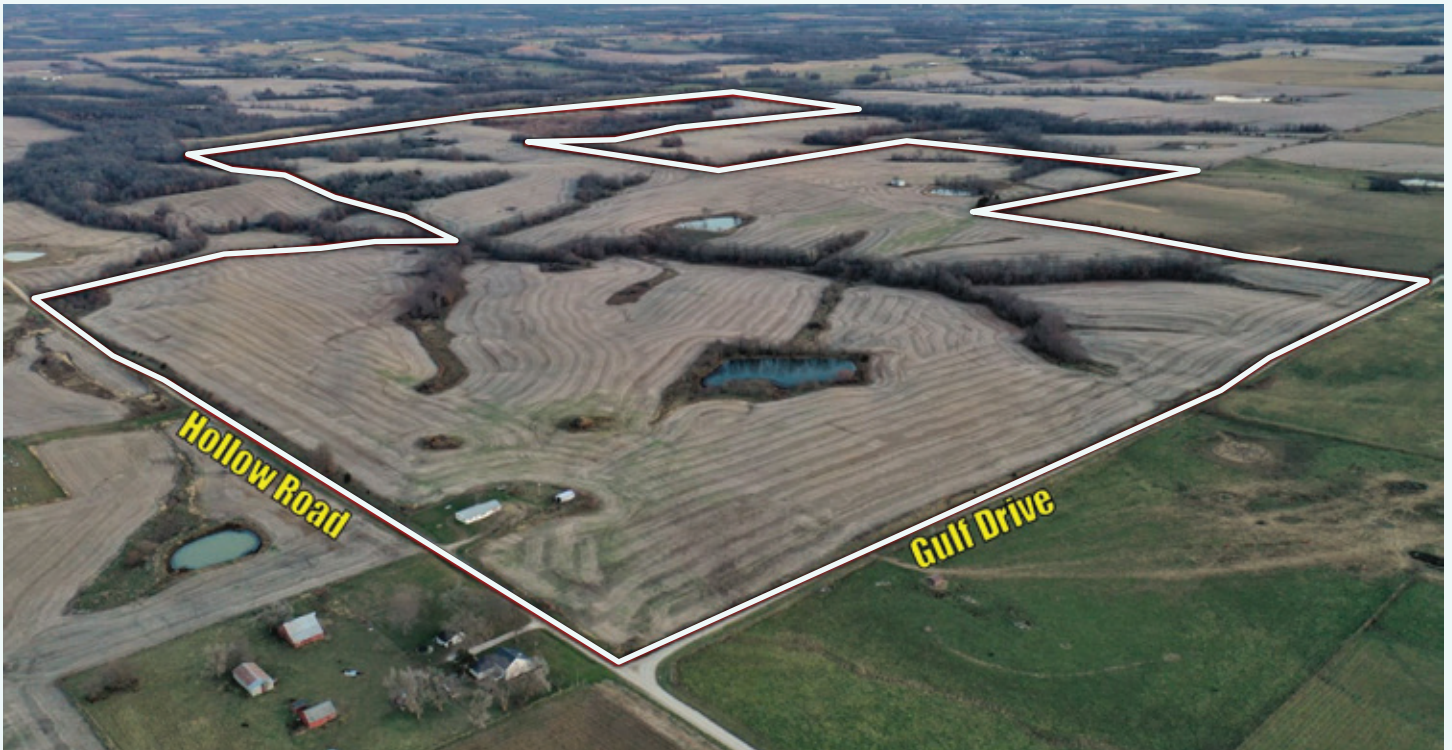
NCCPI Rating:
61.3

Primary Soil Types:
Armstrong Clay Loam
Purdin Loam
Armstrong Loam

CRP Acres:
18.40 Acres

CRP Payment:
\$1,826
(\$99.26 per Acre)

CRP Contract:
Until October 2022



TILLABLE SOILS

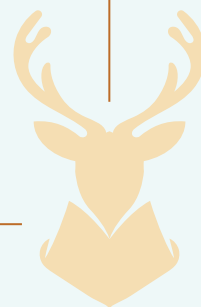
Code	Soil Description	Acres	% of Field	Non-Irr Class	NCCPI Overall
30027	Armstrong clay loam	150.07	52.6%	● Ille	61
60209	Purdin loam	74.13	26.0%	● IVe	57
30034	Armstrong loam	43.07	15.1%	● Ille	71
60206	Purdin clay loam	7.89	2.8%	● IVe	53
30106	Kilwinning silt loam	6.15	2.2%	● Ille	60
60022	Leonard silt loam	2.99	1.0%	● Ille	62
36014	Fatima silt loam	0.50	0.2%	● Illw	77
36042	Vesser silt loam	0.17	0.1%	● Ilw	94
36072	Blackoar silt loam	0.14	0.0%	● Illw	73
Weighted Average					61.3



CRP ACRES



THERE IS ADDITIONAL LAND AVAILABLE. SEE PEOPLES COMPANY LISTINGS #15279 AND #15280. CONTACT THE LISTING AGENTS FOR MORE DETAILS.



LINN
COUNTY





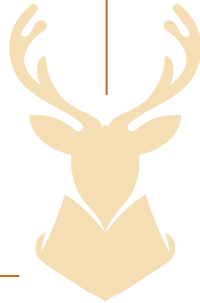
12119 Stratford Drive, Suite B
Clive, Iowa 50325

PEOPLES COMPANY .com



Kenny Herring, ALC
515.783.8718
Kenny@PeoplesCompany.com

Steve Bruere
515.222.1347
Steve@PeoplesCompany.com



All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

LISTING
#15281

