



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

151± Acre Hunting Property with Income for Sale - Linn County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 Hwy MM
Browning, MO 64630

PRICE: \$755,000

ACRES: 151

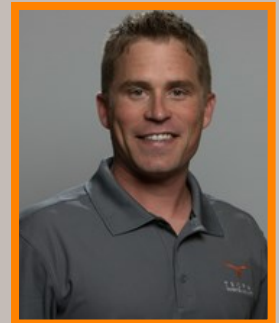
COUNTY: Linn

PROPERTY HIGHLIGHTS:

- Located 3 miles West of Browning
- Located 25 miles North of Brookfield
- 53 acres of tillable, balance in timber, brush, grass
- Tillable ground rented \$140 per acre for 2023
- Small pond and wet weather creek
- Hunting and recreational opportunity
- Small "as is" cabin
- Electric on the property with county water nearby
- Nice building sites for home, cabin or for an RV

PROPERTY DESCRIPTION:

Located just West of Browning lies this nice 151+/- acre tract that offers income from the 53 acres of tillable land, timber draws, and brush for deer and turkey hunting. The tillable land lies in the center of the farm consisting of mostly Keswick clay loam soils. The 53 acres are cash rented for 2023 at \$140 per acre. There are another 15 acres that could be converted from grass to tillable to increase annual income. Electric is on the property, and county water is very close. A little cabin is on the property that sets near the entrance from blacktop road Hwy MM. This property offers very nice building sites for a home, cabin, or to park an RV for deer camp. Call today for more information.



PRESENTED BY:

JOE OGDEN

Land & Home Specialist - MO

M: (636) 358-3567

P: (855) 573-5263 x707

E: jogden@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com



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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals