

MIDWEST LAND GROUP PRESENTS

441 ACRES IN

LINN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE FARM ALONG WEST YELLOW CREEK ON BLACKTOP

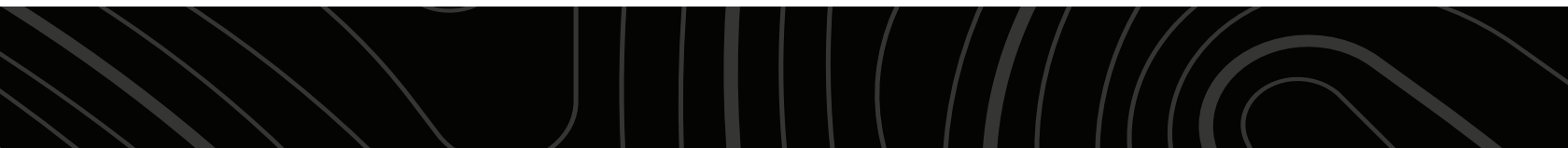
Midwest Land Group is proud to offer this improved tillable farm on blacktop Highway V alongside the bottoms of West Yellow Creek in Brookfield, Missouri. This farm was significantly improved in the last 7 years with terracing, tiling, and water control including the creation of a 6 acre pond. There is a homestead that sits off the road at the highest point of the farm, with water and electricity on site and a stunning view where you can look out and see the entire 441 +/- acres.

There are 358.35 tillable acres on the farm planted in soybeans in 2024. The farm is leased on a cash rent agreement for \$250 per 358 tillable acres providing \$89,500 per year expiring in December of 2035. The tillable acres are made of one large 345 acre field and one smaller field, allowing long runs, easy combine and grain cart operation, and great access from Highway V on the west or Ingel Road on the north. The western side of the farm was significantly improved with over \$450,000 of dirt and drainage work, terracing, and tiling installed between 2018 and 2020. The tillable acres consist of silt loam and clay loam Class II and Class III soils with an NCCPI overall of 64.8.

The home on the property is not occupied but has been used for short-term stays during hunting season. The home has a newer attached metal garage, with utilities on site including water and electricity and then fiber at the road. The location of the home provides truly incredible views of the vast farmland in all directions. It would be an ideal renovation project or new build location.

The farm has some beautiful mature timber with some of the largest oaks and sycamores I have seen on a farm. The property timber has not been harvested. Gorgeous forest with open canopy alongside the creek that is covered in wildlife sign. This farm has excellent whitetail and turkey hunting with a long term hunting lease in place expiring in June of 2025. The tenant would be interested in continuing the lease if a new owner desired.

Don't overlook this large tillable investment and recreational farm on blacktop with utilities on site located just outside of Brookfield, Missouri. Give Will Wiest a call for more information and to schedule a private showing!



PROPERTY FEATURES

PRICE: **\$3,124,000** | COUNTY: **LINN** | STATE: **MISSOURI** | ACRES: **441**

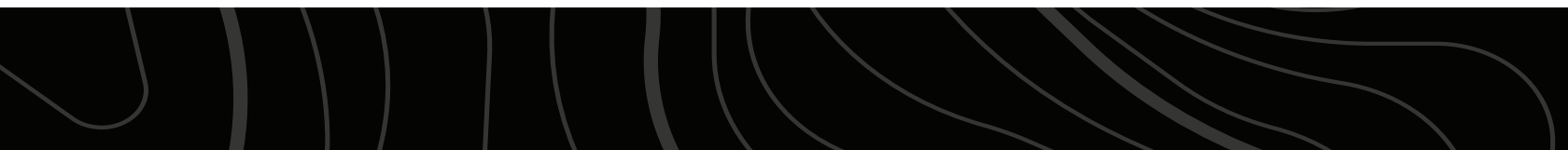
- 441 +/- acres in Linn County, Missouri near Brookfield
- 358.35 FSA tillable acres
- 10 year Cash Rent Agreement at \$250/acre expiring 12/15/2035
- Farm lease provides \$89,500 annually
- Excellent road frontage on two sides
- Predominantly bottom land adjoining West Yellow Creek
- 6 acre lake on northwest corner of the property
- Old homestead that could be used as hunting cabin
- Excellent build site with views of the entire 441 +/- acres
- NCCPI overall of 64.8
- \$450,000 of terracing, tiling, and water control performed in 2018-2020
- Water and electric on site with farm hydrant and electric meter
- Fiber optic internet at the road
- Whitetail, turkey, and waterfowl hunting
- Multiple mature oaks and sycamores with walnuts and cottonwoods along the creek
- House was built in 1951, 3 beds and 1 bath
- House has newer attached metal garage
- Hwy V on entire west boundary
- Ingle Rd on north boundary
- 7.5 miles north of Hwy 36 and Brookfield, MO
- 2023 taxes were \$1,573.00



358.35 FSA TILLABLE ACRES



TERRACING, TILING, & WATER CONTROL



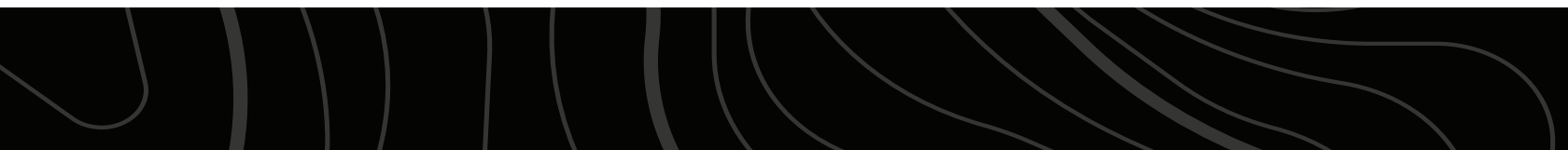
ROAD FRONTAGE ON TWO SIDES



OLD HOMESTEAD



6 ACRE LAKE ON NW CORNER



UTILITIES ON SITE



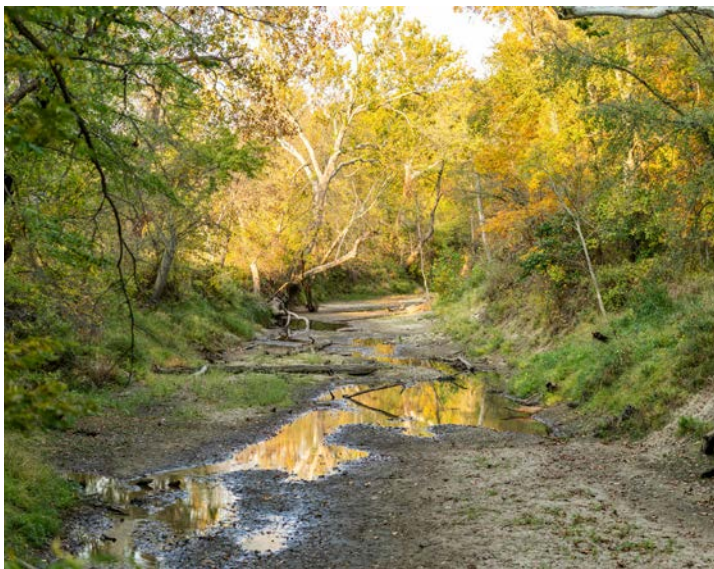
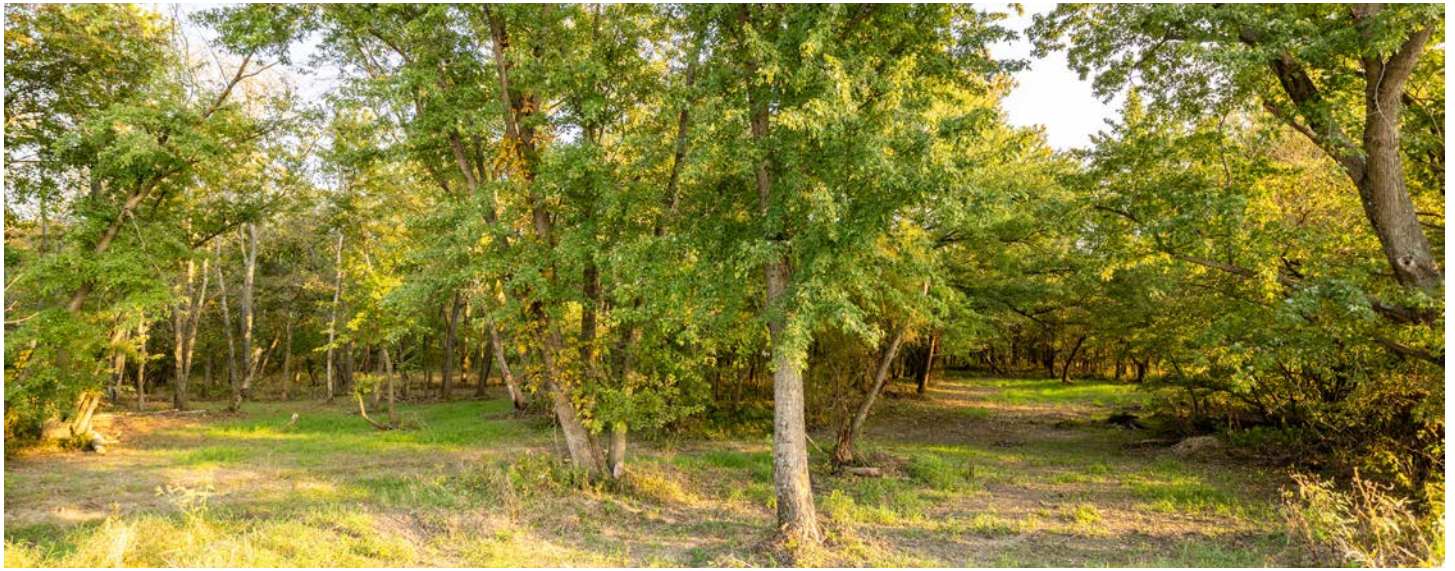
WEST YELLOW CREEK



PREDOMINANTLY BOTTOM LAND



MATURE TIMBER ALONG THE CREEK



HUNTING OPPORTUNITIES



AERIAL MAP



Map Center: 39° 53' 24.66, -93° 0' 44.15

0ft 919ft 1837ft



Maps Provided By:



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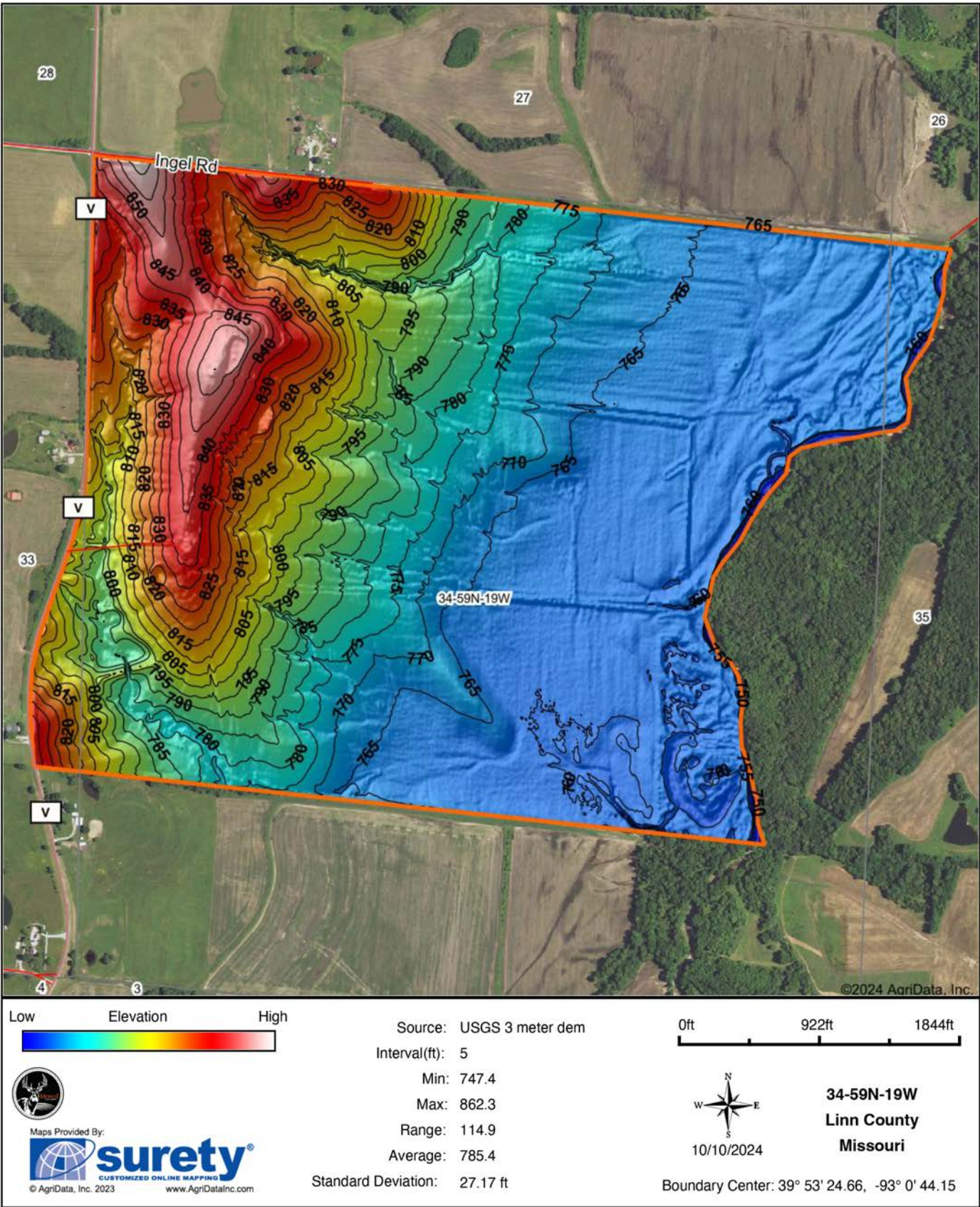
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34-59N-19W
Linn County
Missouri

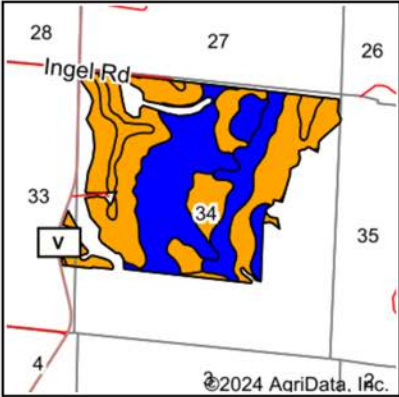
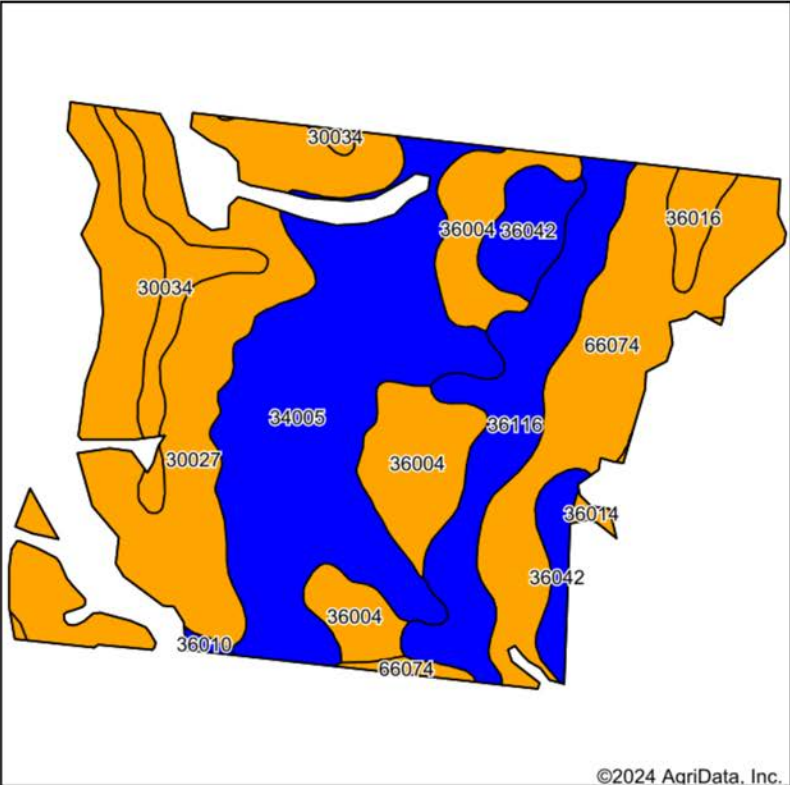


10/10/2024

HILLSHADE MAP



SOILS MAP



State: **Missouri**
County: **Linn**
Location: **34-59N-19W**
Township: **Grantsville**
Acres: **355.25**
Date: **10/10/2024**



Maps Provided By:

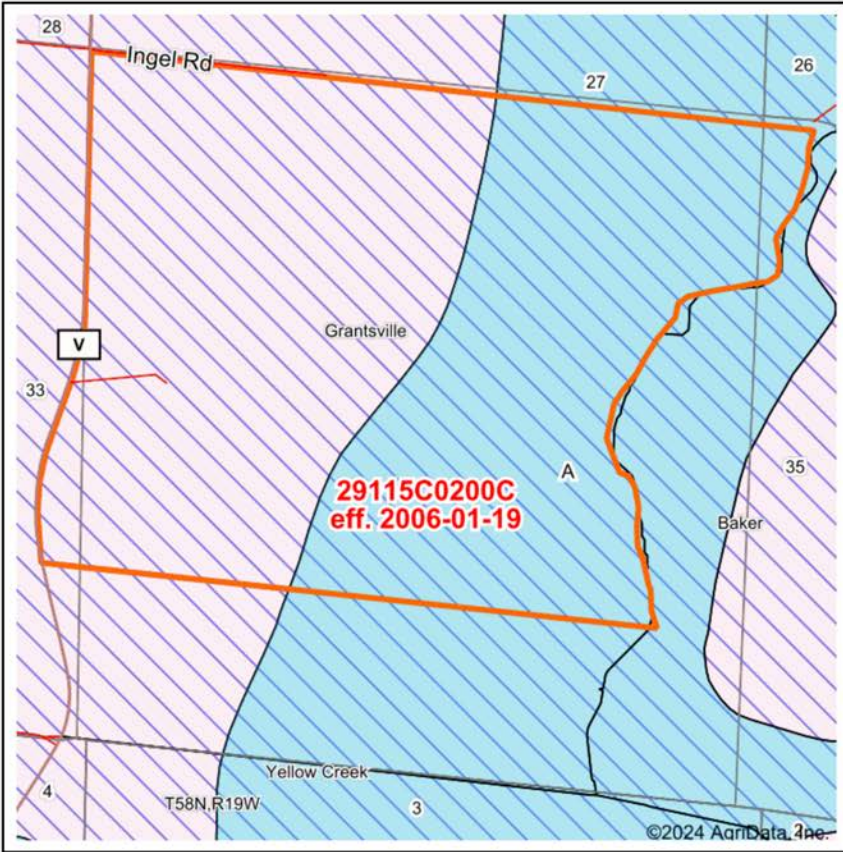


Area Symbol: MO115, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	92.74	26.0%		IIIe	60	60	41
34005	Gifford silt loam, 2 to 5 percent slopes, rarely flooded	90.06	25.4%		Ile	75	75	70
66074	Chequest silty clay loam, 0 to 2 percent slopes, frequently flooded	55.96	15.8%		IIIw	23	10	6
36004	Blackoar silt loam, 0 to 2 percent slopes, frequently flooded	39.46	11.1%		IIIw	86	80	85
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	36.87	10.4%		IIw	74	74	67
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	17.06	4.8%		IIw	94	75	94
30034	Armstrong loam, 2 to 5 percent slopes, eroded	15.47	4.4%		IIIe	68	68	50
36016	Humeston silt loam, 0 to 2 percent slopes, occasionally flooded	5.63	1.6%		IIIw	90	90	80
36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	1.19	0.3%		IIIw	77	60	56
36010	Colo silty clay loam, 0 to 2 percent slopes, frequently flooded	0.81	0.2%		IIw	54	54	54
Weighted Average					2.59	*n 64.8	*n 61.1	*n 54.1

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA MAP



Map Center: 39° 53' 17.96, -93° 0' 44.15
State: MO Acres: 445.2
County: Linn Date: 10/10/2024
Location: 34-59N-19W
Township: Grantsville



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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Name		Number	County	NFIP Participation	Acres	Percent
LINN COUNTY		290813	Linn	None	445.2	100%
Total					445.2	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD			Outside 500-year Floodplain	241.61	54.3%
A				100-year Floodplain	203.59	45.7%
Total					445.20	100%
Panel			Effective Date		Acres	Percent
29115C0200C			1/19/2006		445.2	100%
Total					445.2	100%

FSA MAP #1



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=Corn-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

1:7,790

Program Year: 2025

Created: 10/2/2024

Flown: 2022-6-28

- clu
- crp
- plss

Farm 6088
Tract 3921



FSA MAP #2



All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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F=failed PP=prevent plant
DC=double crop LS=left standing
All fields are NI non-irrigated*
*Unless notated on Map

1:5,890

Program Year: 2025

Created: 10/2/2024

Flown: 2022-6-28

- clu
- crp
- plss

Farm 6088
Tract 3920



FSA MAP #3



All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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ALF=alfa-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: 10/2/2024

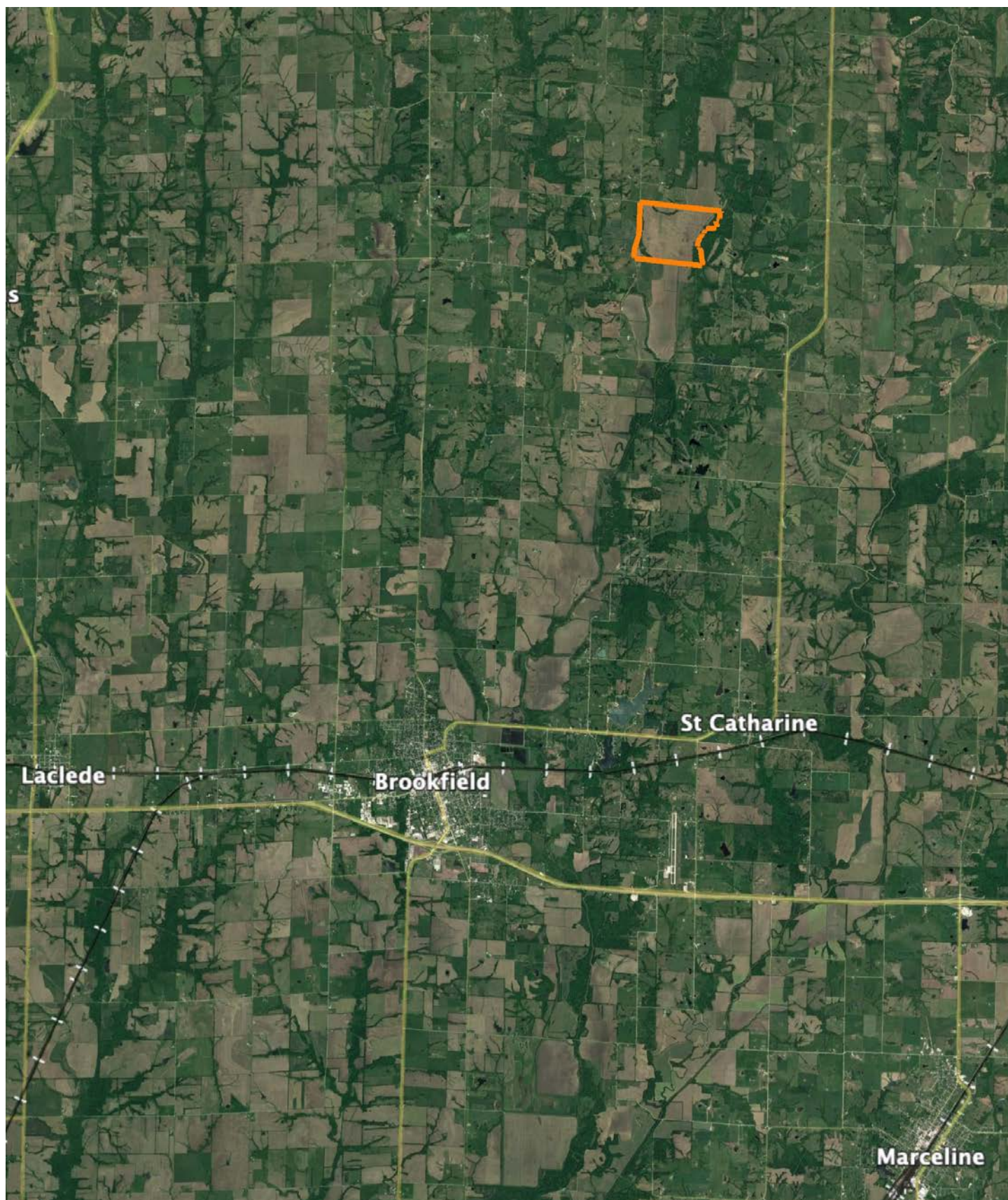
Flown: 2022-6-28

- clu
- crp
- plss

Farm 6088
Tract 4535



OVERVIEW MAP



AGENT CONTACT

Midwest Land Group Broker Will Wiest is responsible for expansion in North Missouri and Southern Iowa. Since joining Midwest Land Group in 2014, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big and accepts any challenge with a smile. Will has a tenacious work ethic, with a focus on agriculture farms, commercial real estate and recreational properties. Will is surrounded by an incredible team, mentors and coaches who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and cattleman at their family farm in Missouri.

Will received a Bachelors and Masters degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will serves on the board at the Bank of Orrick, Missouri and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and South East Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke and Brooks. Will spends time with his boys practicing sports, enjoying the outdoors, camping, canoeing, turkey hunting, waterfowl hunting with their chocolate lab, deer hunting, fishing, hiking and exploring on their land outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to vacation, hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



WILL WIEST,
ASSOCIATE LAND BROKER
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MidwestLandGroup.com

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