

LISTING  
#15280

# LINN COUNTY



FARMLAND  
AVAILABLE  
MO

303.70 ACRES  
M/L



Kenny Herring, ALC  
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## DESCRIPTION

Peoples Company is pleased to offer 303.7 acres m/l in Linn County, Missouri! The property consists of 262.50 FSA Cropland Acres carrying a tillable NCCPI rating of 61.7. The balance of the property includes timbered draws, ponds, and pasture. Primary soil types include Purdin loam, Armstrong clay loam, and Armstrong loam.

The farm has a unique combination of income and recreation with access from both North and South sides of the property. The farm is located in Section 7 and 18 of Enterprise Township east of Browning, Missouri.

**VISIT [PEOPLESCOMPANY.COM](https://www.peoplescompany.com) (LISTING #15280) FOR MORE INFORMATION, PHOTOS, AND MAPS.**

### PRICE

**TOTAL PRICE:** \$1,078,135

**PRICE PER ACRE:** \$3,550

### DIRECTIONS

From Browning, MO: Travel east on County Road O for five miles and the farm will be on the south side of the road. Look for Peoples Company Signs.





## FARM DETAILS

**FSA Cropland Acres:**  
262.50

**NCCPI Rating:**  
61.7

**Primary Soil Types:**  
Purdin Loam  
Armstrong Clay Loam  
Armstrong Loam



## TILLABLE SOILS

Code	Soil Description	Acres	% of Field	Non-Irr Class	NCCPI Overall
60209	Purdin loam	119.20	45.4%	● IVe	57
30027	Armstrong clay loam	62.92	24.0%	● IIIe	61
30034	Armstrong loam	44.17	16.8%	● IIe	71
13539	Kennebec silt loam	13.94	5.3%	● IIIw	63
60206	Purdin clay loam	9.54	3.6%	● IVe	53
34020	Colo silty clay loam	9.16	3.5%	● IIw	78
36042	Vesser silt loam	3.21	1.2%	● IIw	94
60209	Purdin loam	0.36	0.1%	● IVe	57
<b>Weighted Average</b>					<b>61.7</b>



**THERE IS ADDITIONAL LAND AVAILABLE. SEE PEOPLES COMPANY LISTINGS #15279 AND #15281. CONTACT THE LISTING AGENTS FOR MORE DETAILS.**







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PEOPLES COMPANY . c o m



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