LAND AUCTION

120 AC± | 1 TRACT | LINN CO, MO

TRD MRK RANCH & FARM AUCTIONS

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

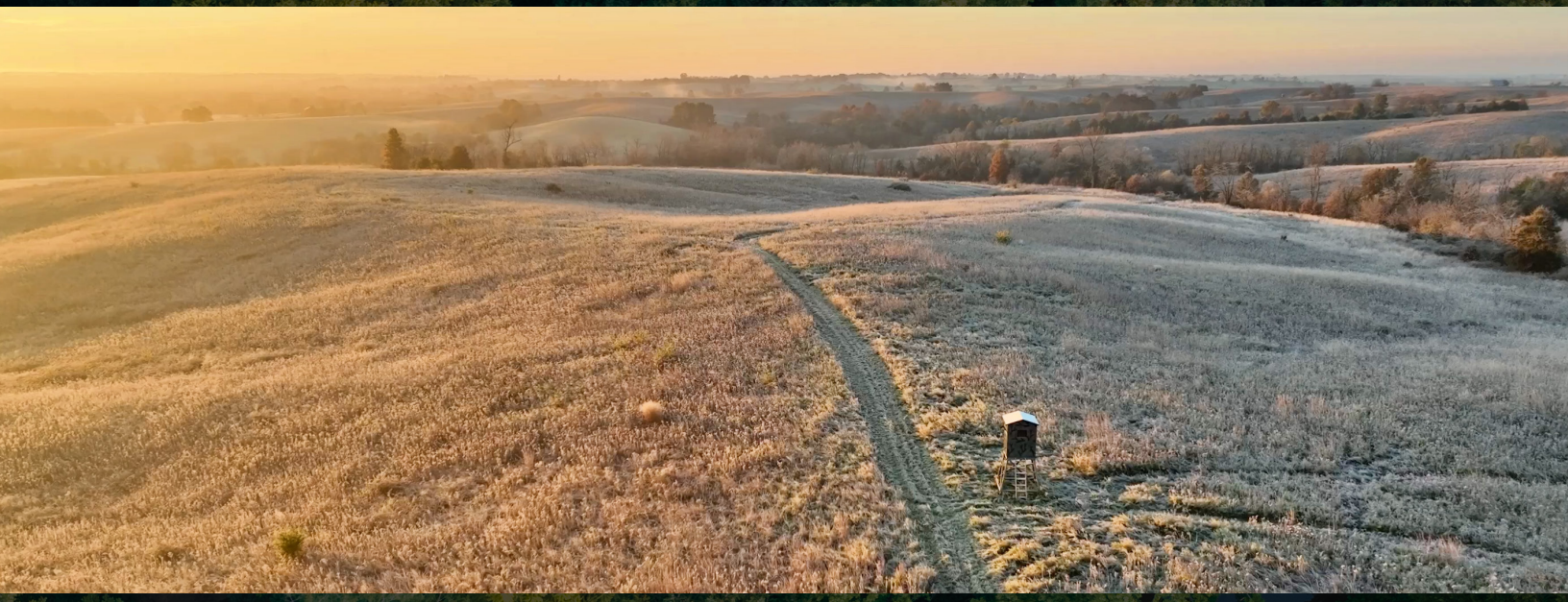
AUCTION DATE: 12/11/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: ELKS LODGE 874, 120 E WOOD ST, BROOKFIELD, MO 64628

Proudly presenting 120± acres located in Linn County, Missouri! This property offers an excellent combination of dependable annual income and outstanding recreational opportunities. Approximately 100 acres are currently enrolled in CRP through September 30, 2027, generating $145 per acre, or $14,500 in annual income. The current CRP contract expires 9/27, providing flexibility to the new owner for re-enrollment into CRP or converting back to row crops.

The rolling terrain, combined with established native grass cover, provides exceptional habitat and bedding opportunities for wildlife while creating natural travel corridors throughout the property. With an abundance of quality cover and favorable terrain, this farm offers excellent deer and turkey hunting potential.

Whether you're looking for an income-producing investment, a recreational hunting property, or an opportunity to own a quality tract, this property offers an exceptional combination of it all.



FSA Farmland Acres:	103.4±
Soil Types:	Purdin clay loam, Armstrong clay loam, Purdin loam
Soil PI/NCCPI/CSR2:	NCCPI 59.13
CRP Acres/Payment:	100 acres through Sept 30, 2027, paying $145/acre
Taxes:	$159.00
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to current tenants' rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	120± acres located W ½ NE¼ and SE ¼ NW ¼ S21T60N R19W in LINN COUNTY, Missouri.
PIDs:	02-05-21-000-000-002.00
Lat/Lon:	40.00805, -93.02640
Zip Code:	64630

BUYERS PREMIUM:	No buyer's premium or internet fees
TAXES:	Prorated to date of close
TENANCY:	Open tenancy for 2027, subject to CRP contract
RENTS:	CRP prorated to date of close
MINERALS:	Seller-owned rights will convey
CLOSING COSTS:	Seller to provide title search and title insurance, balance split 50/50
CLOSING DATE:	On or before 01/13/27
DOWN PAYMENT:	10%
POSSESSION DATE:	At closing
SURVEY:	No survey needed
SALE ORDER:	By the acre
SALE METHOD:	Sells subject to seller acceptance

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

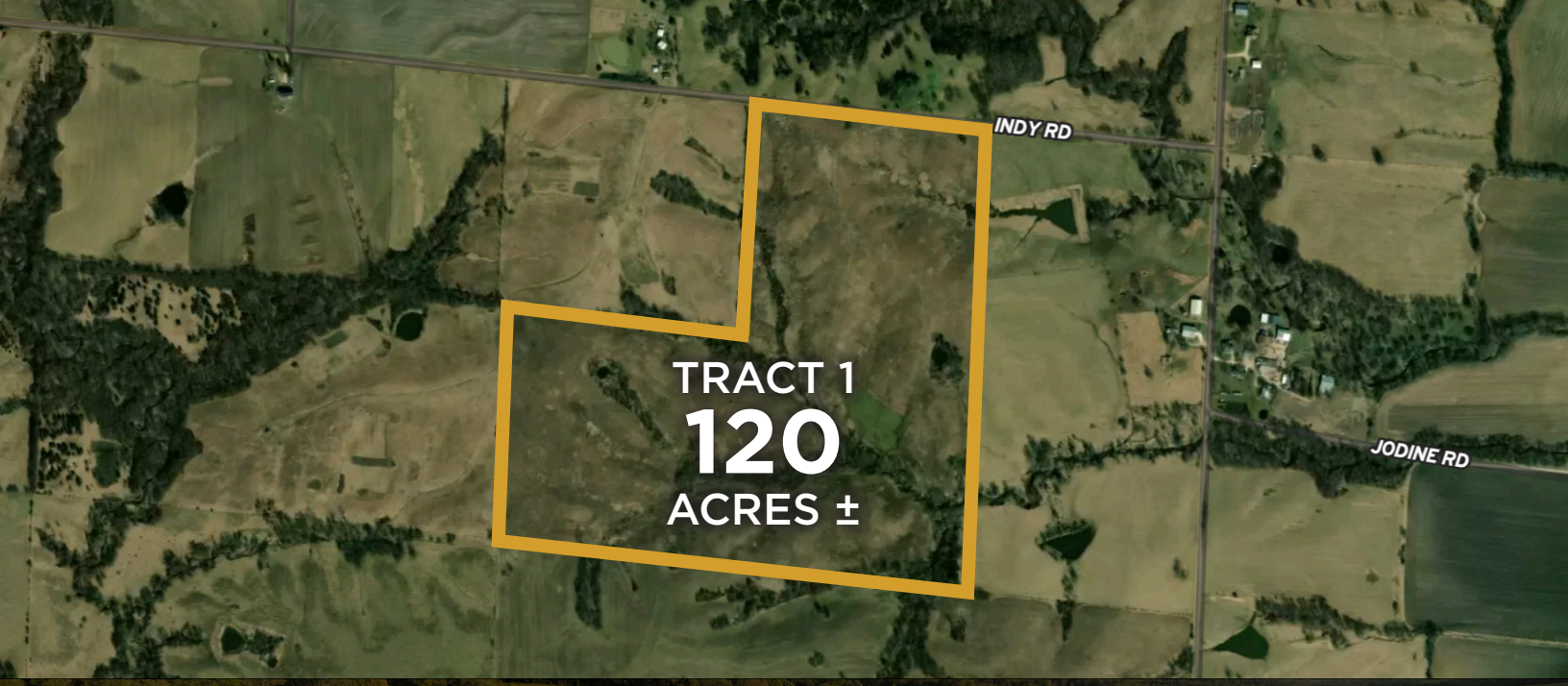
JEFF PROPST, AGENT: 636.209.0362 | jeff.propst@whitetailproperties.com

STEPHEN STOCKMAN, AGENT: 660.953.1242 | stephen.stockman@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jeff Propst, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 636.209.0362 | Stephen Stockman, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 660.953.1242 | Cody Lowderman, MO Auctioneer License 11037



120 AC± | 1 TRACT | LINN CO, MO

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/11/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: ELKS LODGE 874, 120 E WOOD ST, BROOKFIELD, MO 64628







IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JEFF PROPST, AGENT: 636.209.0362 | jeff.propst@whitetailproperties.com

STEPHEN STOCKMAN, AGENT: 660.953.1242 | stephen.stockman@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jeff Propst, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 636.209.0362 | Stephen Stockman, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 660.953.1242 | Cody Lowderman, MO Auctioneer License 11037