



Linn County Missouri Land iAuction - Brooks Farm

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

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BIDDING ENDS WEDNESDAY, MARCH 16TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Highway 11
Brookfield, MO 64628

ACRES: 499.2

COUNTY: Linn

PROPERTY DESCRIPTION:

These 499.2 gently rolling to flat surveyed acres located in southern Linn County, just off the Chariton County line with Highway 11 frontage. Located less than 3 miles South of Brookfield, 7 miles West of Marceline, and approximately 9 miles North of Mendon. Farm offers some of the best soils that Linn and Chariton County have to offer with Vesser, Chariton, and Blackoar Silt Loams. With great tillable land, hunting potential, and close to town, this tract checks all the boxes. **PROPERTY SELLS FREE AND CLEAR FOR FAST APPROACHING 2022 CROP YEAR!!**

Tract 1: 97.4 Surveyed Acres. Tract indicates approximately 79.5 tillable acres. Fronted by Grant Road on the North border. Tract offers great tillable as well as some hunting ground. Farm is terraced!

Tract 2: 146.9 Surveyed Acres. Tract indicates approximately 118.9 tillable acres. Fronted by Grant Road on the North border. Offers some outstanding hunting ground and recreational appeal.

Tract 3: 96.5 Surveyed Acres accessed by Highway 11 along the East border. Look at that NCCPI! You won't find a much better farm in the area. FSA indicates 85.85 tillable acres. Need a farm to brag about? Look no further!

Tract 4: 83.7 Surveyed Acres accessed by Highway 11 along the East border. FSA indicates 61.94 tillable acres. Tract offers a beautiful building site in the northeast corner with mature trees. Farm is well maintained and terraced. Electric is located across Highway 11.

Tract 5: 74.7 Surveyed Acres accessed by Highway 11 on the East border. FSA indicates 71.14 tillable acres. Offers good productive cropland with road frontage. Terraced on the backside of the tract. Electric is located across from Highway 11.



PRESENTED BY:

MIKE SHARPE

Licensed Realtor/Farm Appraiser

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