MISSOURI Land & Farm

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1135.7 ACRES CARROLL CO. TILLABLE BOTTOMLAND

29026 County Road 161, Norborne, MO 64668

Carroll County

$13,000,000



CONTACT:



DAVE ATKINSON
Sales & Auctioneer
660-788-3333
datkinson@missourilandandfarm.com







Premier Carroll County Missouri River Bottom Farm

1,135.7± Acres | Baltimore Bend Area | Norborne, Missouri

Opportunities of this caliber rarely become available.

Situated in the heart of Carroll County's renowned Baltimore Bend region, just south of Norborne, Missouri, this exceptional 1,135.7± acre Missouri River Bottom farm offers some of the most productive and highly sought-after agricultural land in the Midwest. For generations, the Missouri River Bottoms have been recognized for their fertile soils, outstanding crop production, and strong agricultural heritage.

Combined with excellent access to Kansas City and regional grain markets, premium cash rental rates, and a proven history of land appreciation, the Baltimore Bend area continues to attract both operators and investors seeking premier farmland opportunities.

The property features approximately 970.25± tillable acres, consisting primarily of highly productive Class II Bremer Silty Clay Loam soils known for their consistency and yield potential. Additional acreage includes productive Norborne Loam and highly desirable Class I Cotter Silt Loam soils, creating an exceptional foundation for long-term agricultural success.

In addition to the quality cropland, the farm includes several valuable improvements that enhance both operational efficiency and long-term investment value.

Property Highlights

- 1,135.7± total acres
- Approximately 970.25± highly productive tillable acres
- Premier Missouri River Bottom farmland
- Located in the highly desirable Baltimore Bend farming region
- Excellent access to Kansas City and regional grain markets
- Strong local farming community with premium cash-rent potential
- 60' × 120' Morton machinery shed
- 40' × 60' workshop building
- 500,000-gallon slurry storage system (constructed in 1982)
- Three Harvestore silos
- Older two-story farmhouse in need of significant renovation
- Outstanding long-term appreciation and investment potential

Optional Acreage Splits

Tract	Total Acres	Tillable Acres	Price
Tract 1	197.0±	189.81±	$2,856,500
Tract 2	85.6±	78.84±	$1,070,000
Tract 3	150.4±	140.20±	$1,880,000
Tract 4	214.2±	205.88±	$2,677,500
Tract 5	207.7±	194.95±	$2,596,250
Tract 6	280.8±	160.57±	$2,106,000

Whether you are expanding an existing operation, completing a 1031 exchange, or investing in premium Missouri farmland, this property presents a rare opportunity to acquire a large-scale, highly productive tract in one of Missouri's most respected agricultural regions.

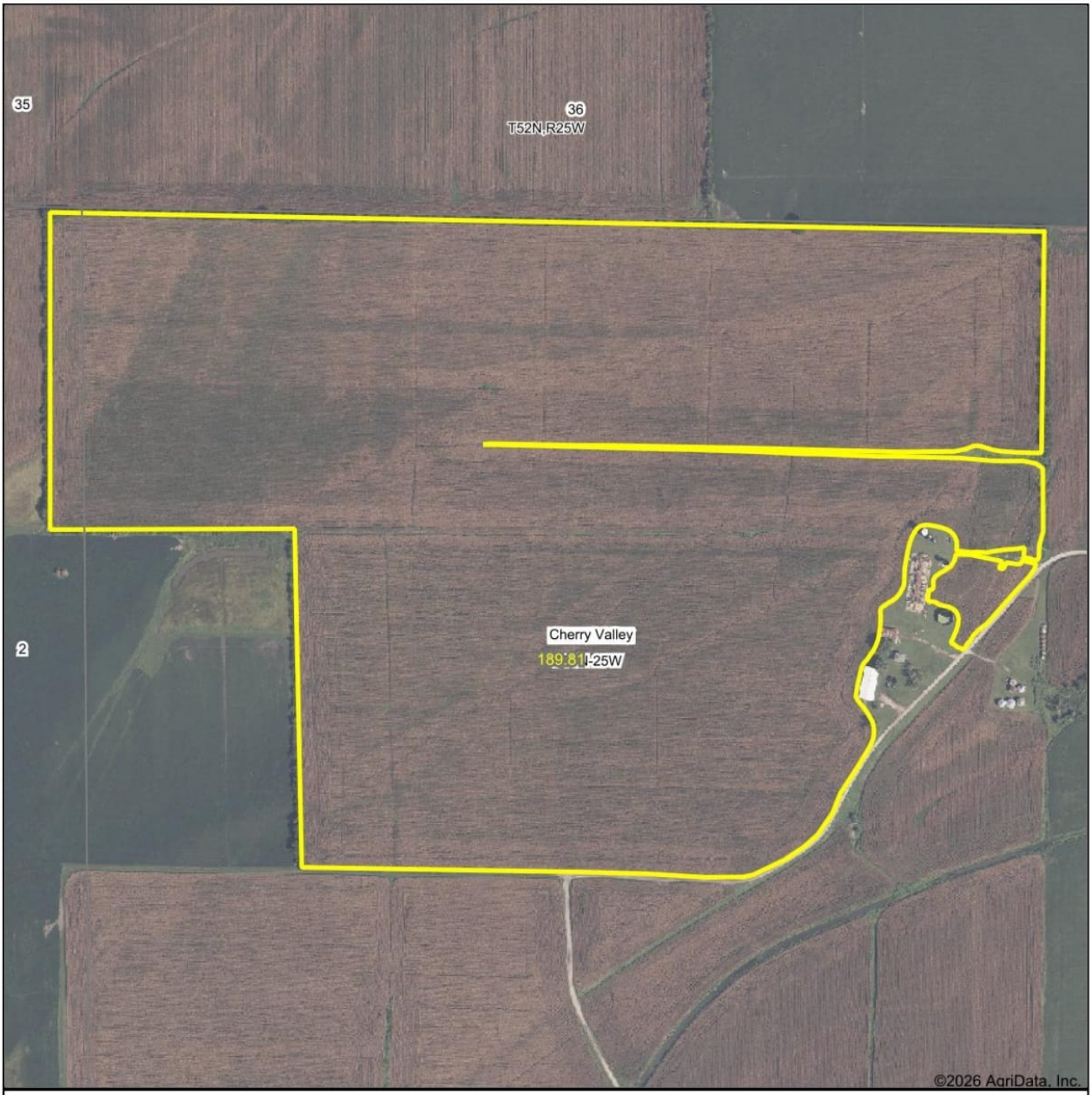
Contact Information

Dave Atkinson
660-788-3333

Annual Real Estate Taxes and Levee Assessments: $16,749.90

Taxes: 16419.90

Aerial Map



Boundary Center: 39° 15' 36.56, -93° 39' 22.94

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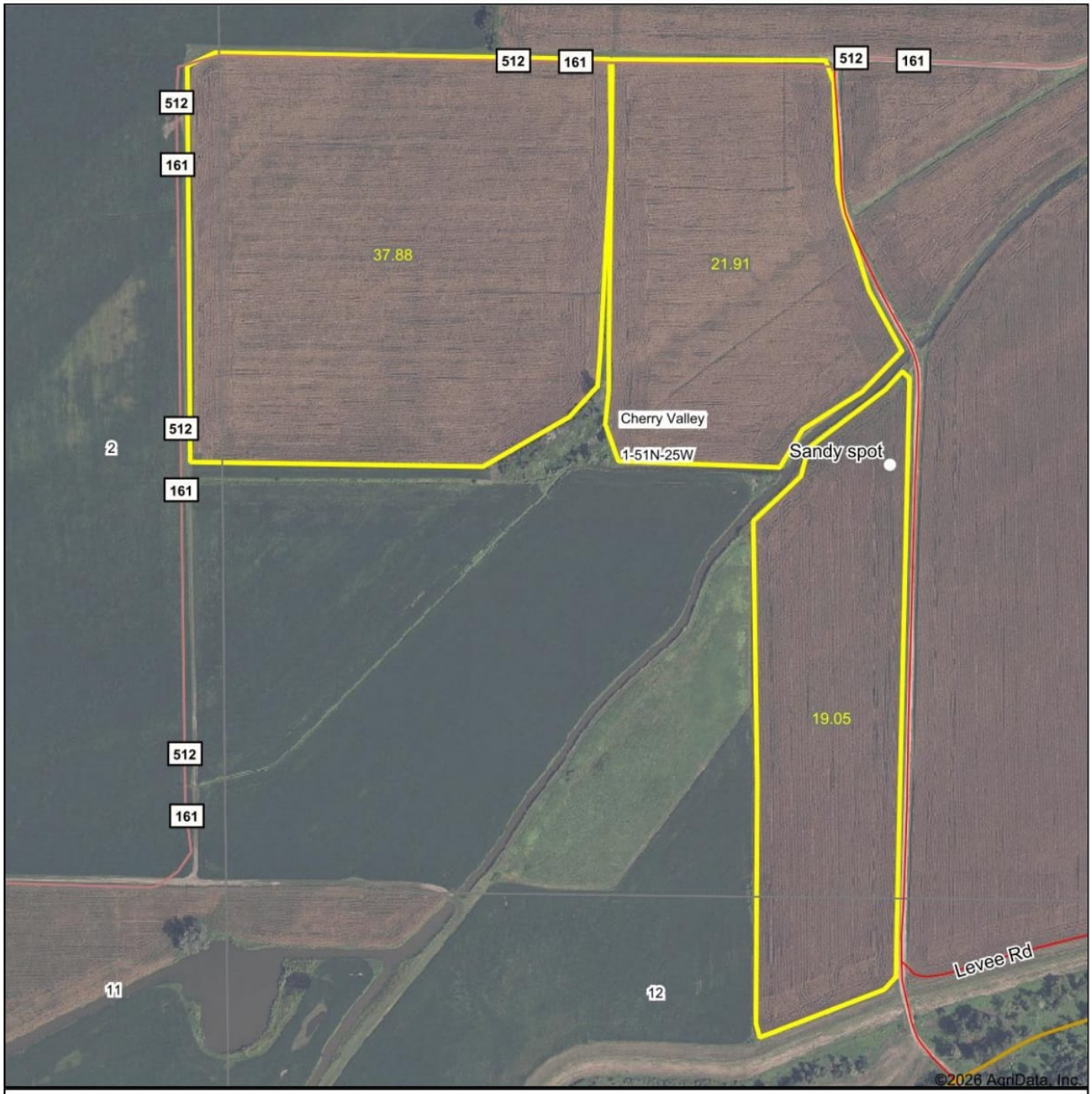
1-51N-25W
Carroll County
Missouri

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5/27/2026

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Aerial Map



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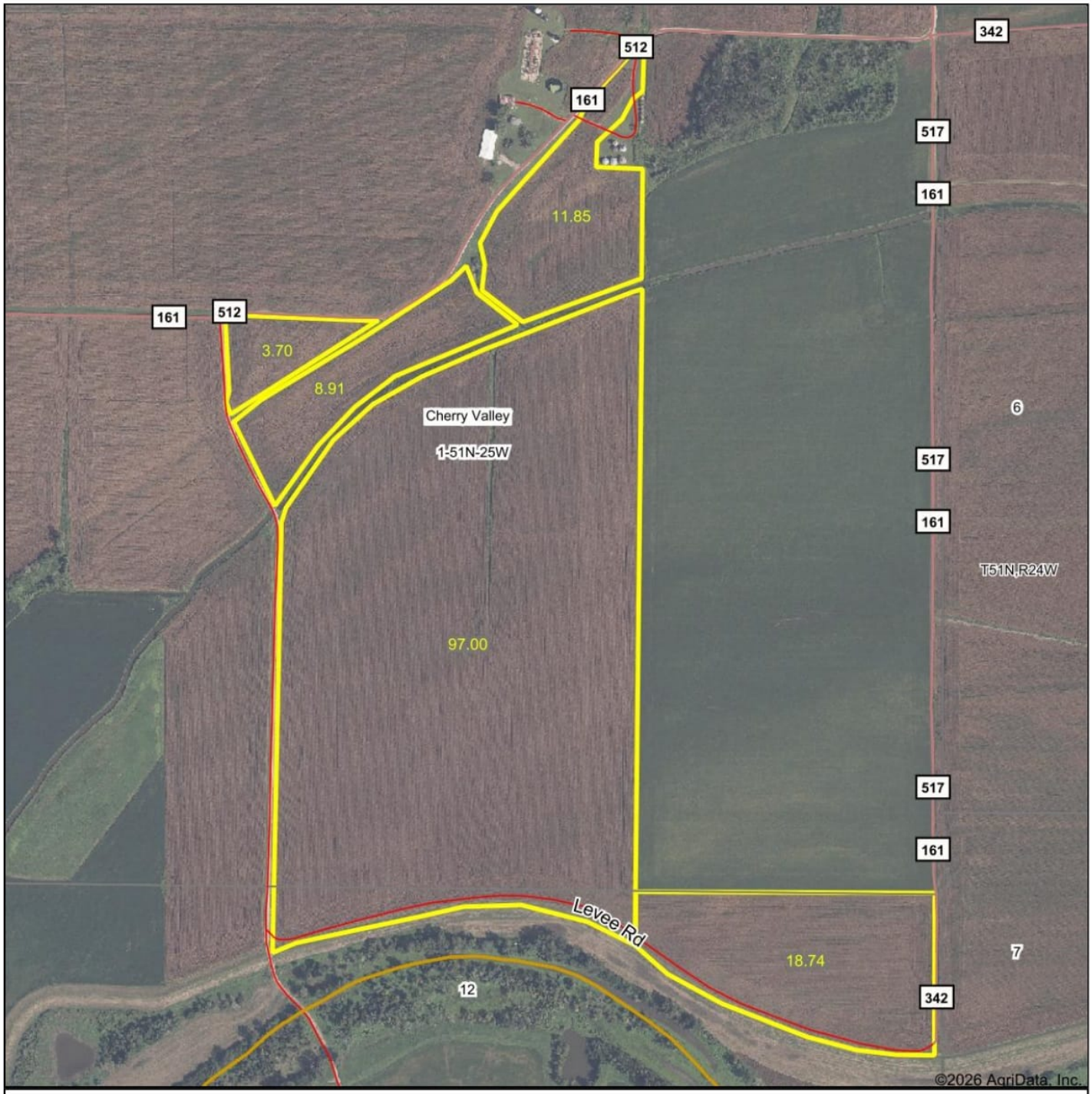
1-51N-25W
Carroll County
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Aerial Map



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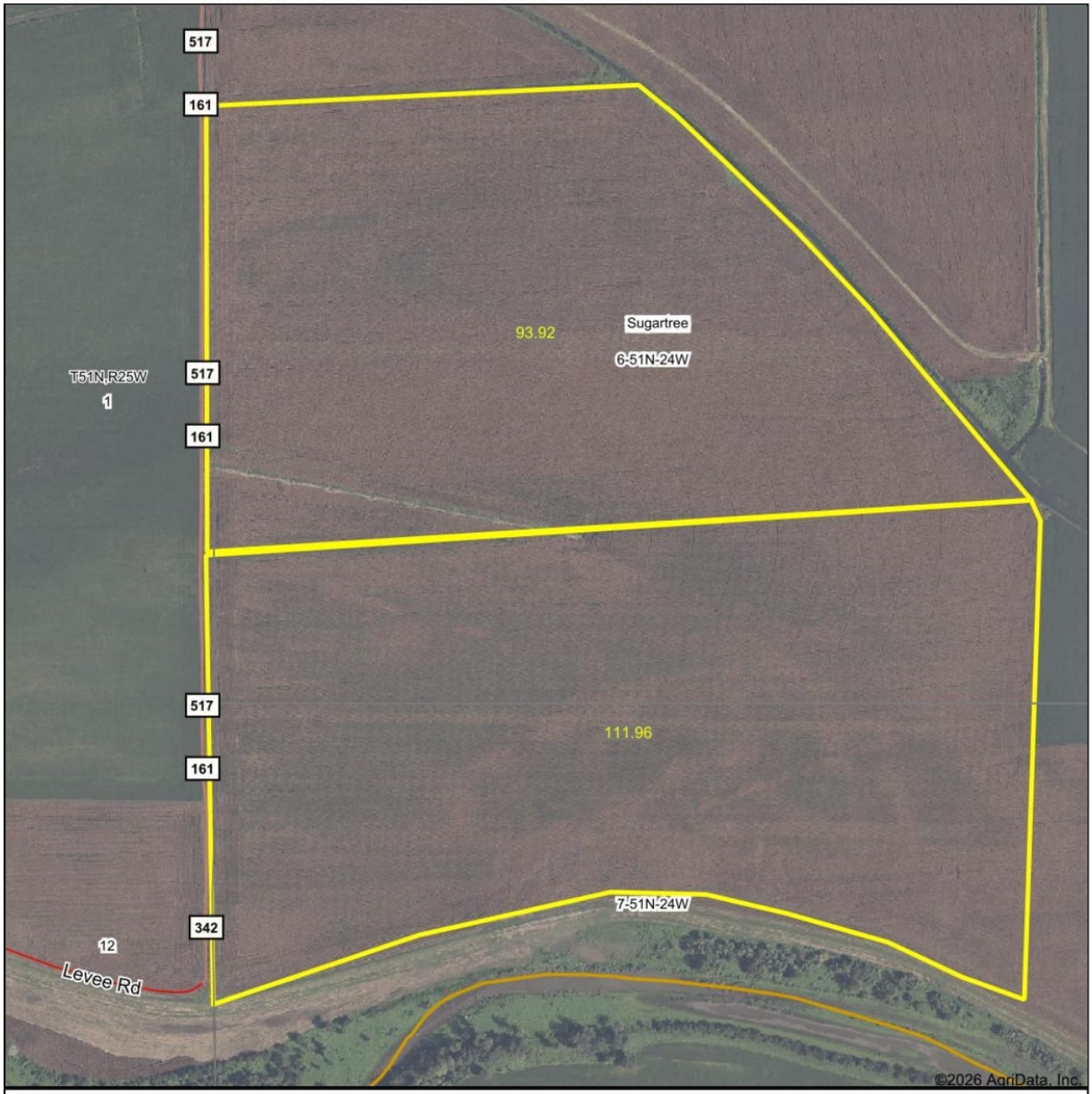
1-51N-25W
Carroll County
Missouri

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5/28/2026

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Aerial Map



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6-51N-24W
Carroll County
Missouri

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5/28/2026

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Aerial Map



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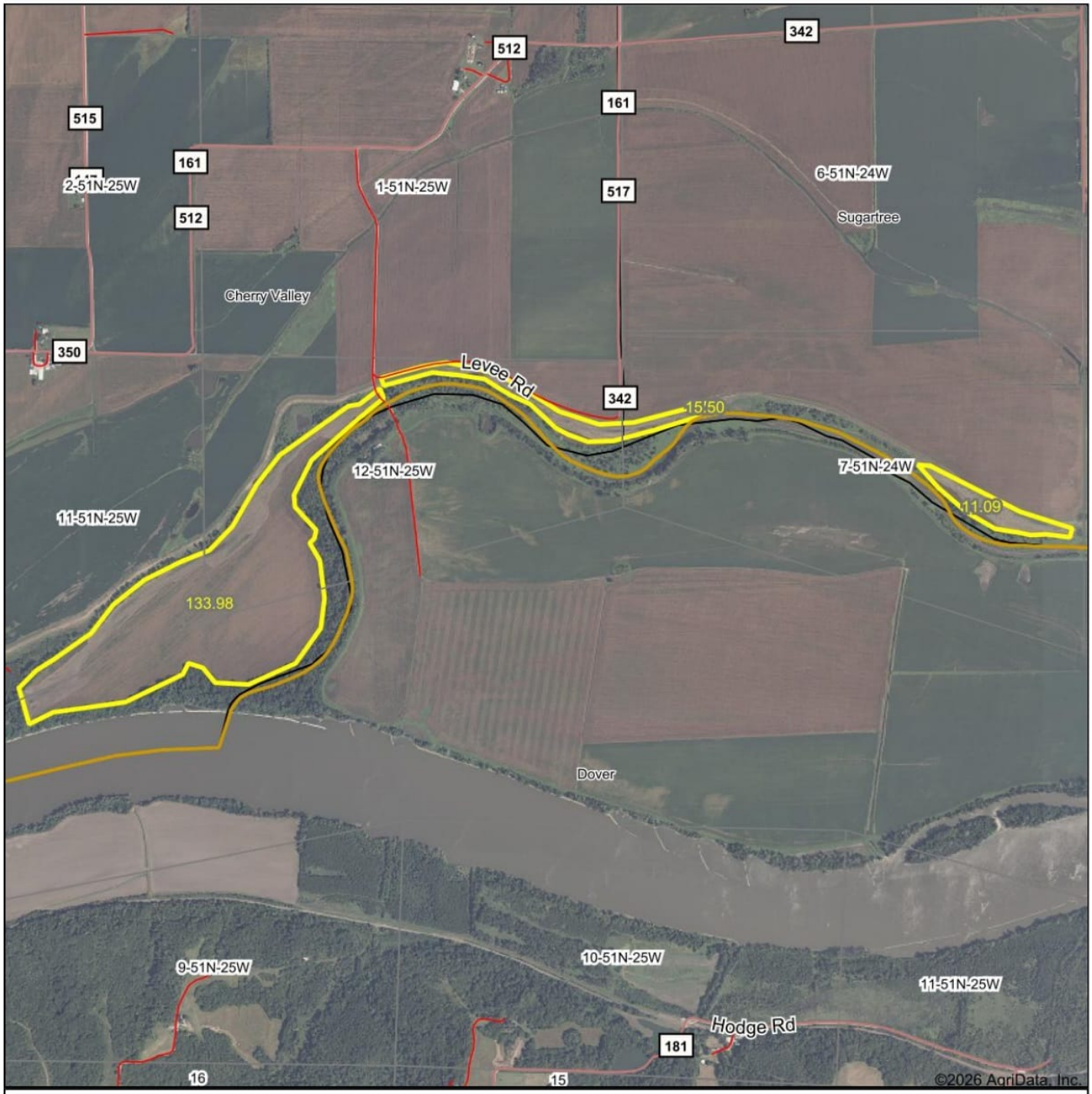
7-51N-24W
Carroll County
Missouri

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5/28/2026

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Aerial Map



Map Center: 39° 14' 34.12, -93° 38' 51.07

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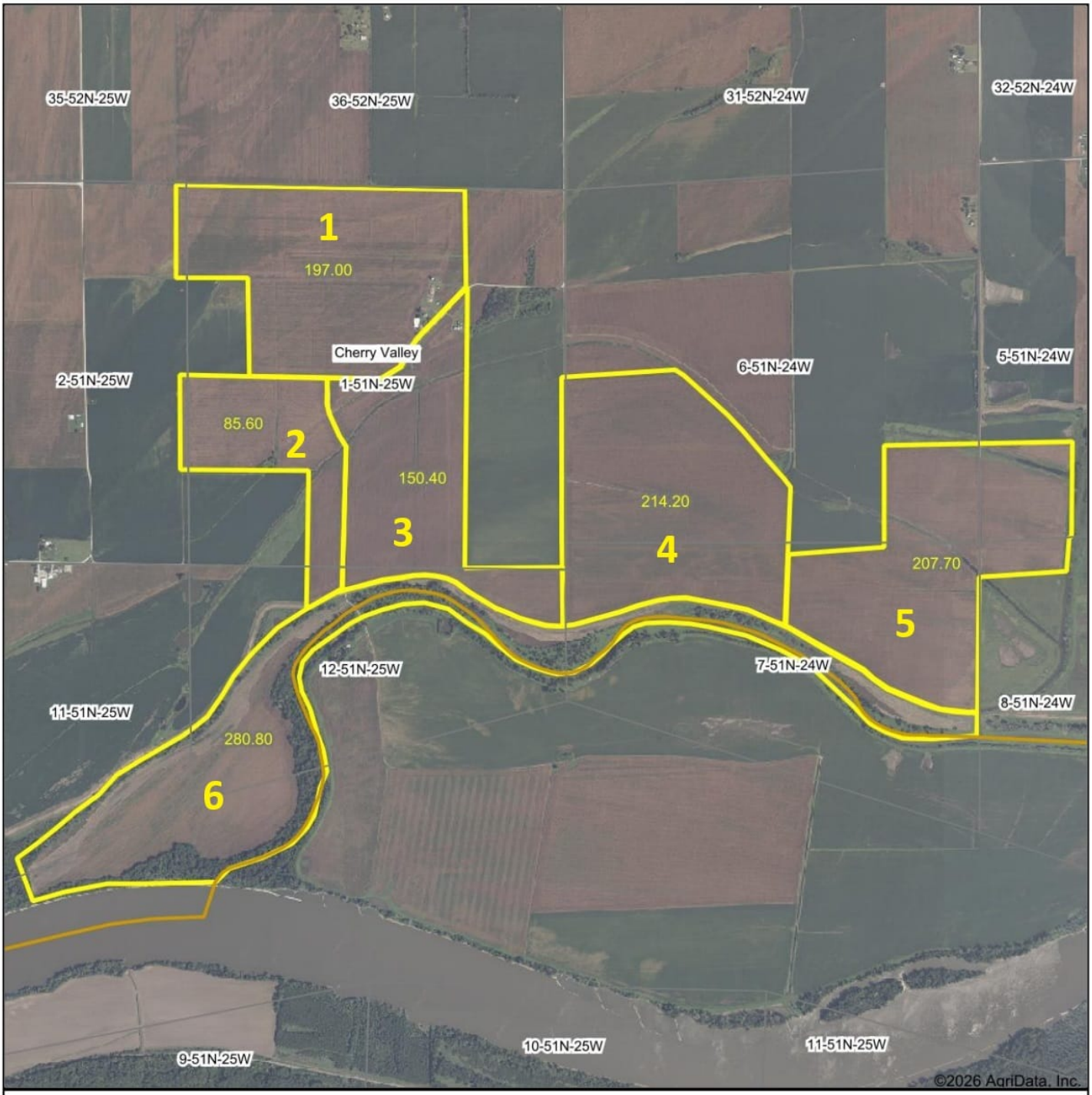
Lafayette County
Missouri

5/28/2026

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Aerial Map



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1-51N-25W
Carroll County
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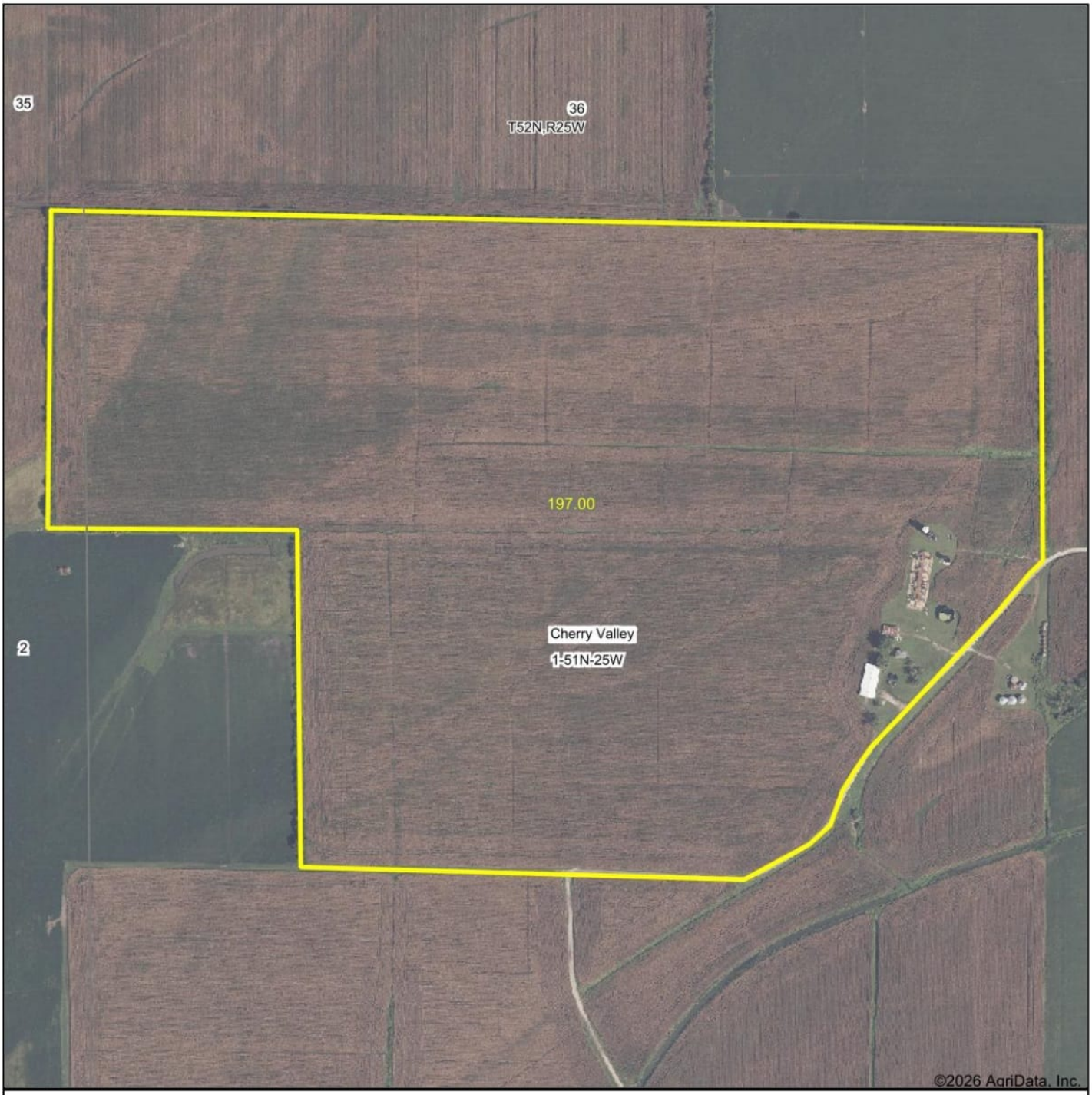
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Aerial Map



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1-51N-25W
Carroll County
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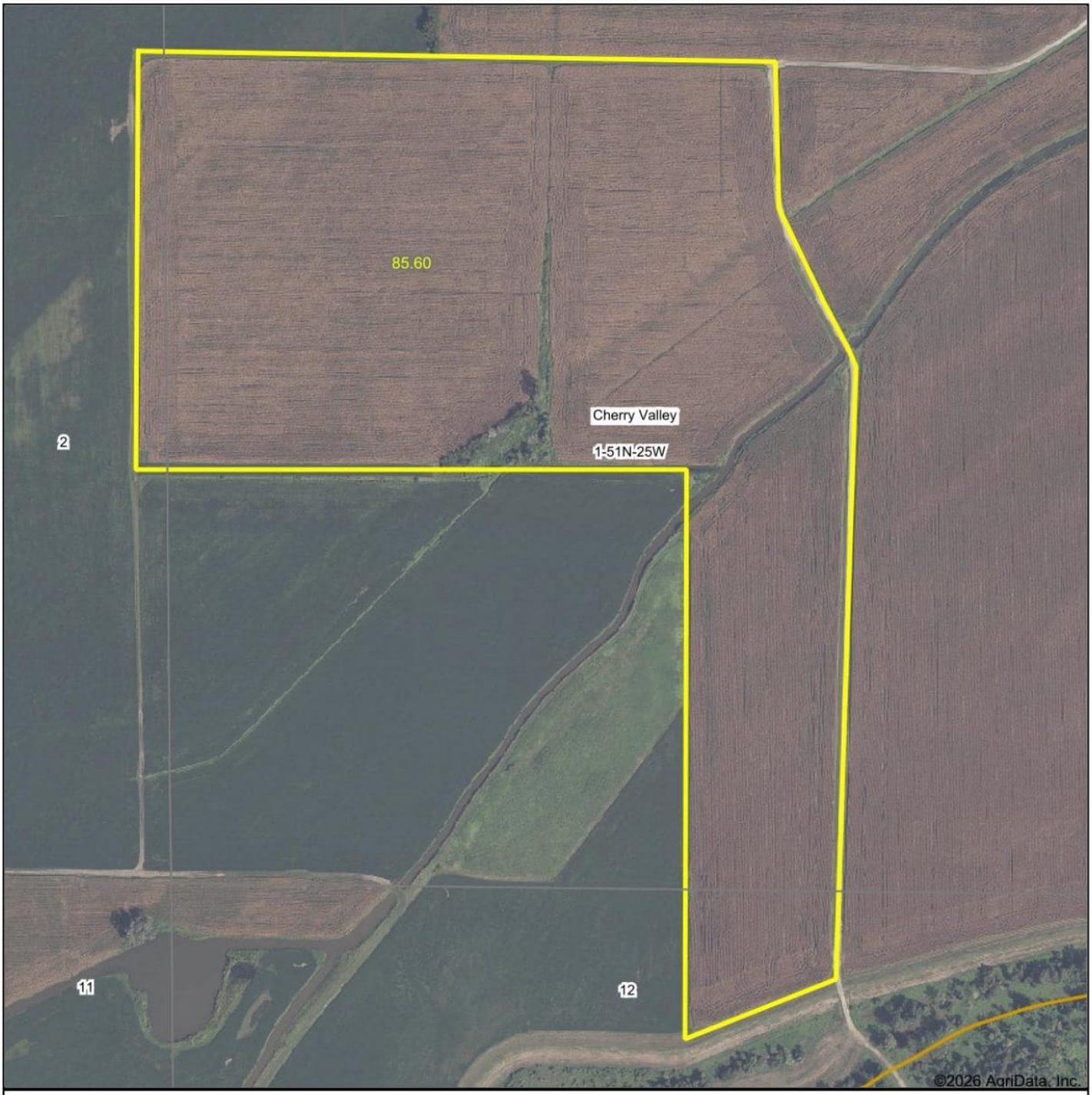
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1-51N-25W
Carroll County
Missouri

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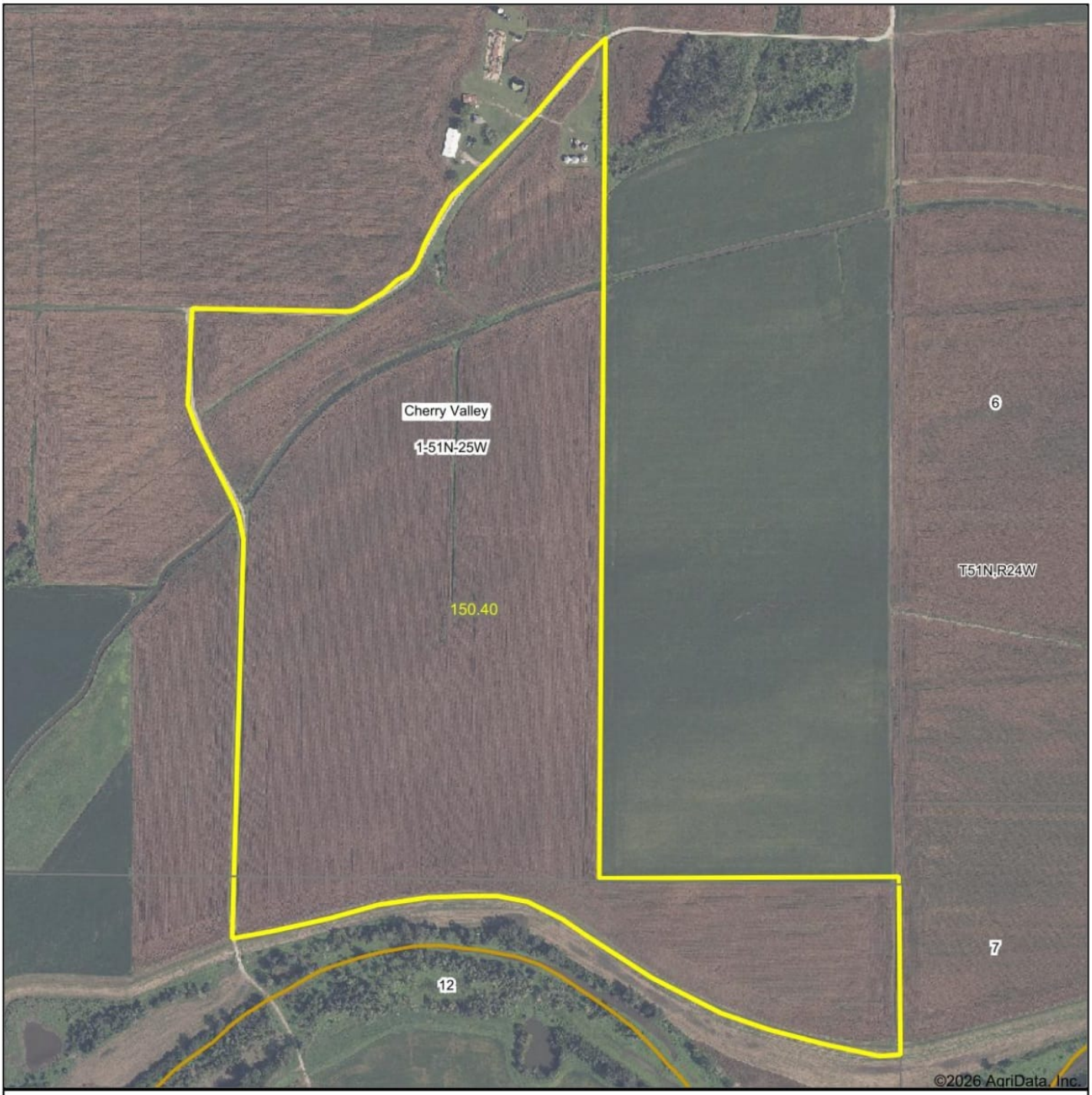
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Aerial Map



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1-51N-25W
Carroll County
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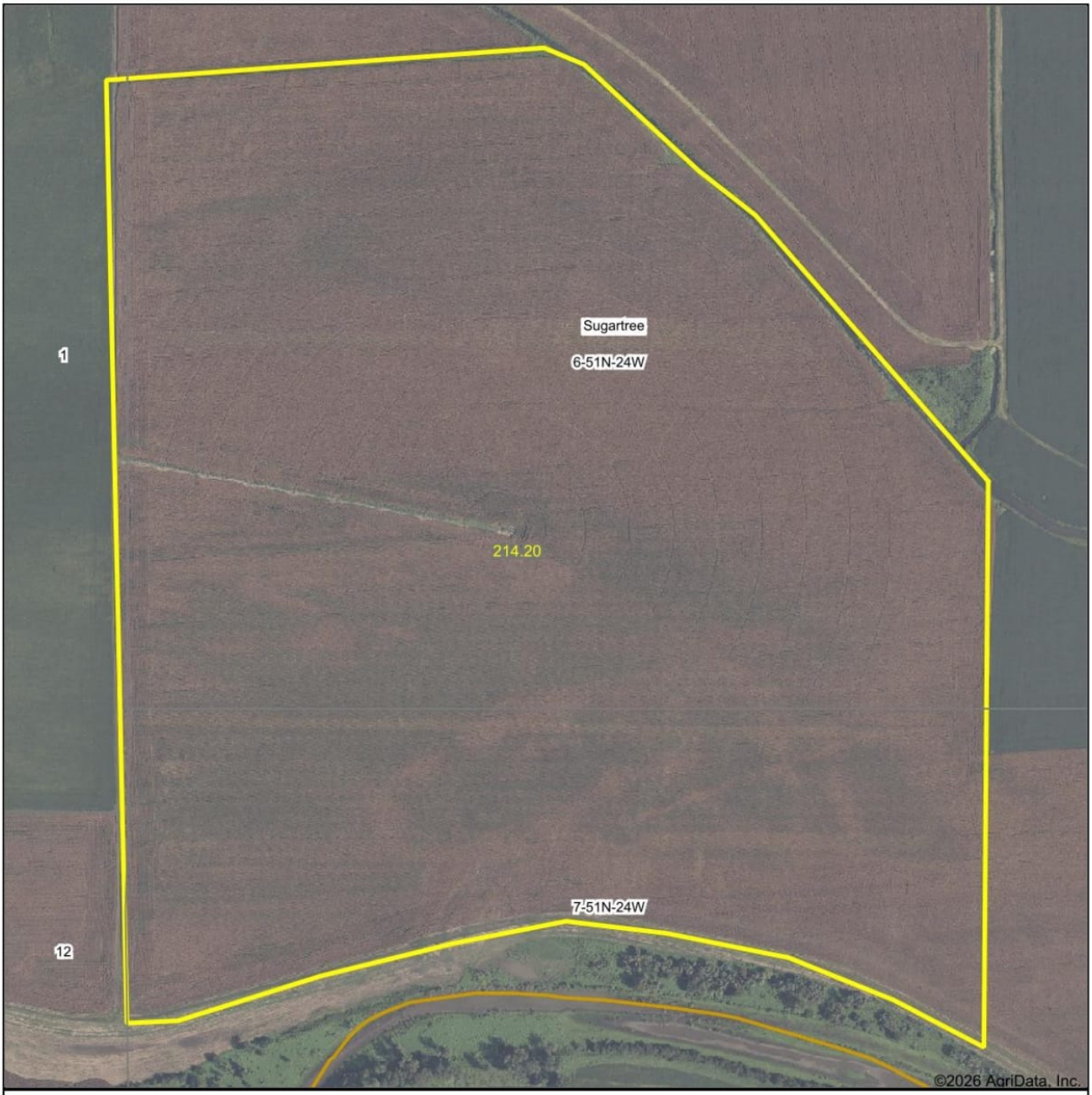
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Aerial Map



Map Center: 39° 15' 6.7, -93° 38' 20

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6-51N-24W
Carroll County
Missouri

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Aerial Map



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7-51N-24W
Carroll County
Missouri

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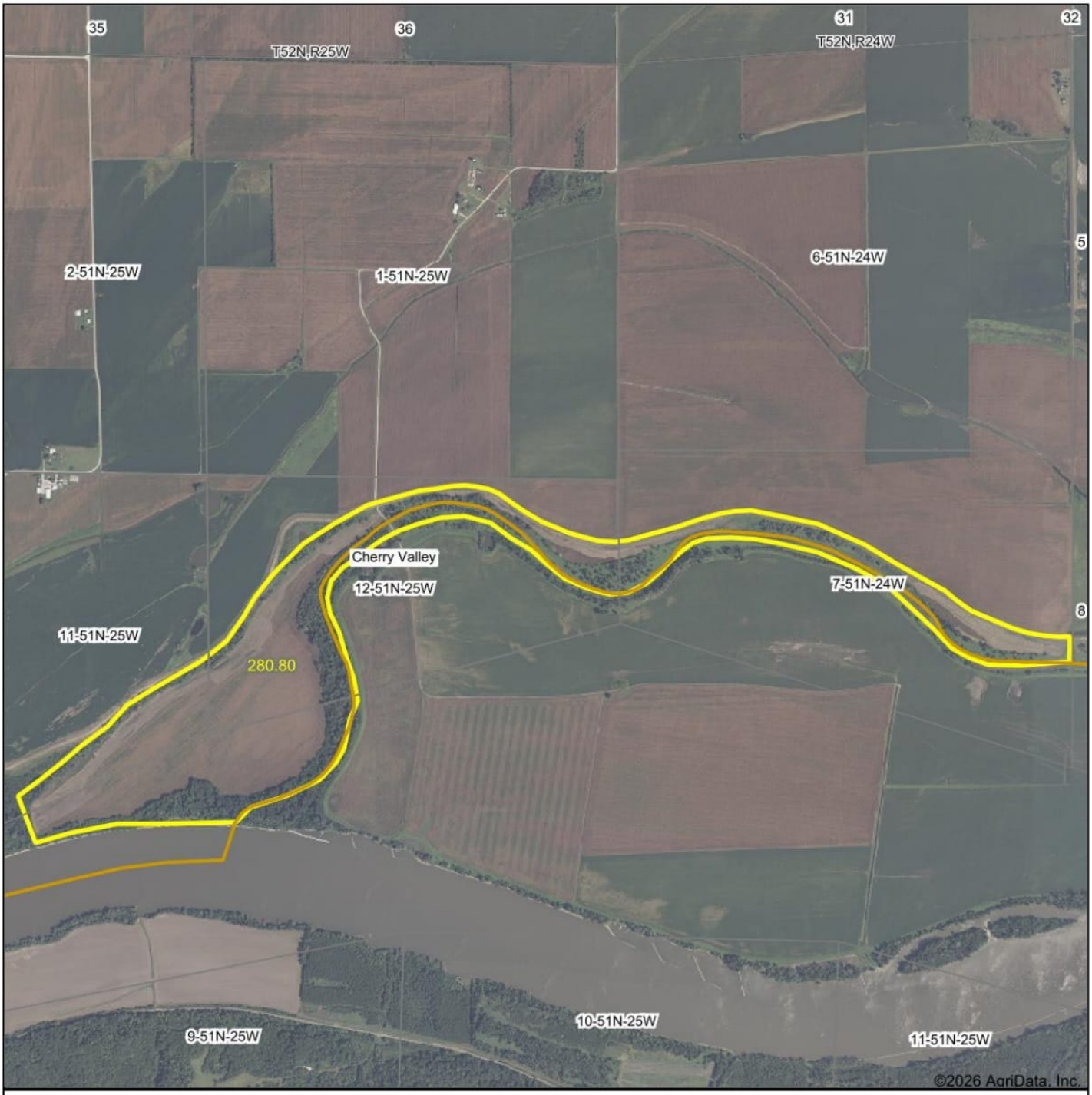
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Aerial Map



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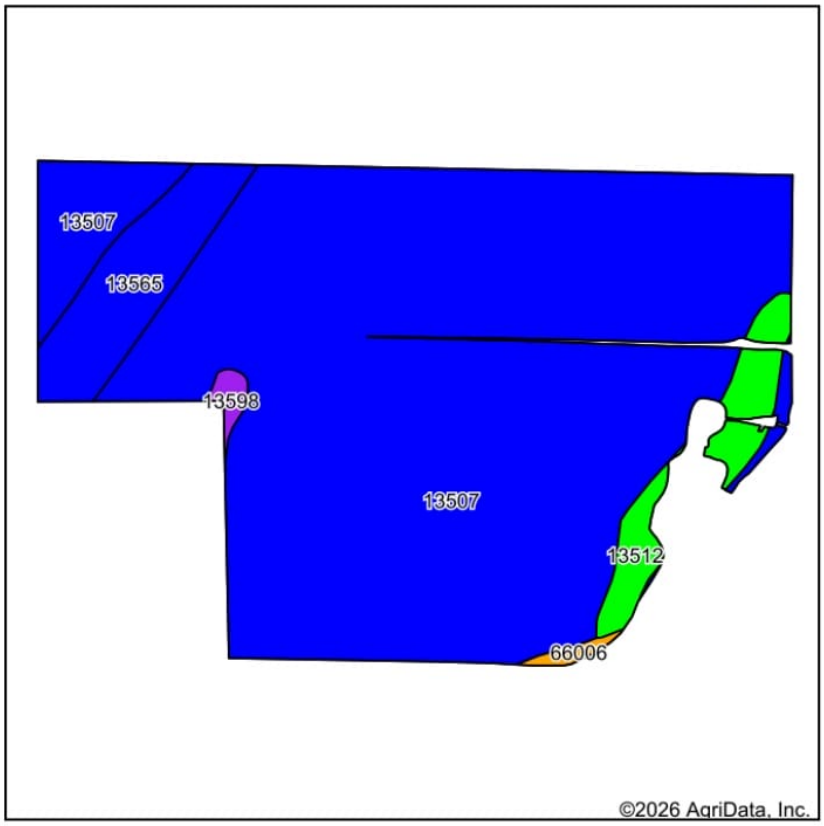
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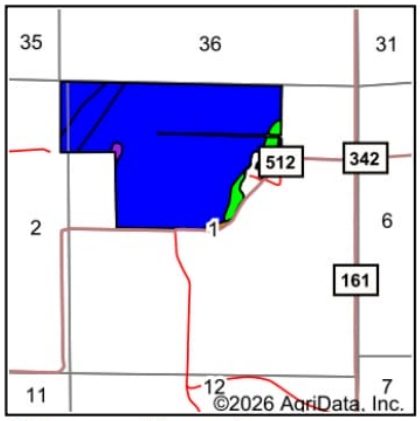
Lafayette County
Missouri

5/27/2026

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Soils Map





State: **Missouri**
County: **Carroll**
Location: **1-51N-25W**
Township: **Cherry Valley**
Acres: **189.81**
Date: **5/27/2026**

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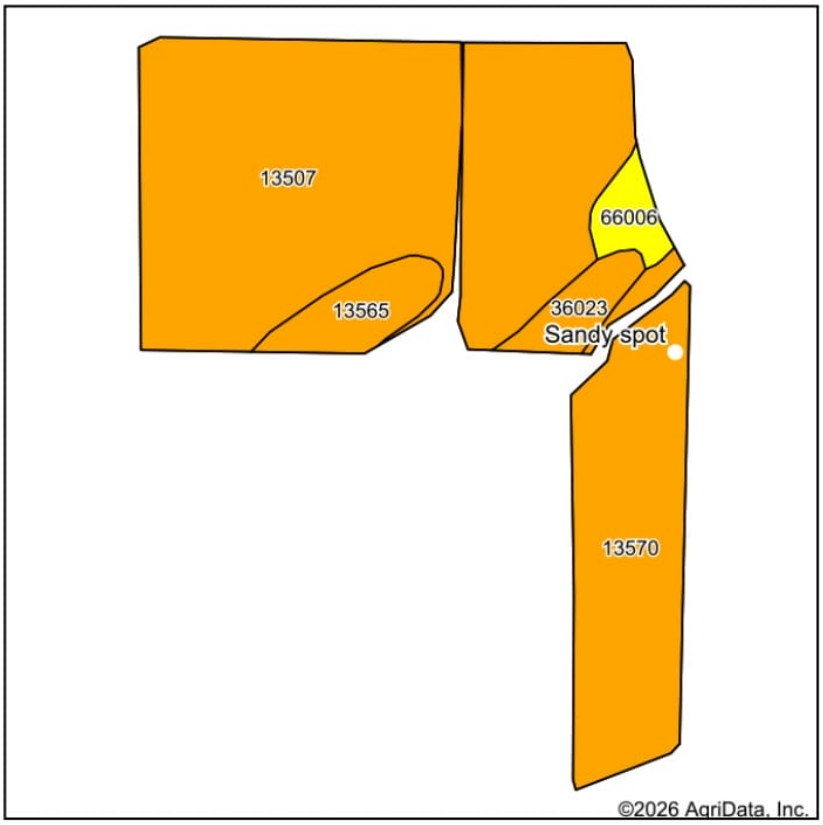
Soils data provided by USDA and NRCS.

Area Symbol: MO033, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Pasture AUM	Soybeans Bu	Ta fes AU
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	166.85	87.9%		IIw			8				7			
13565	Norborne loam, 0 to 2 percent slopes, occasionally flooded	13.03	6.9%		IIw	6	8	8				7			
13512	Cotter silt loam, 0 to 2 percent slopes, rarely flooded	8.12	4.3%		Iw	6	8	7	9	9	5	6	8	4	
13598	Booker silty clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	1.04	0.5%		Vw										
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.77	0.4%		IIIw			7				7			
			Weighted Average		**1.98**	**0.7**	**0.9**	**7.9**	**0.4**	**0.4**	**0.2**	**6.9**	**0.3**	**0.2**	

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Carroll**
Location: **1-51N-25W**
Township: **Cherry Valley**
Acres: **78.84**
Date: **5/27/2026**

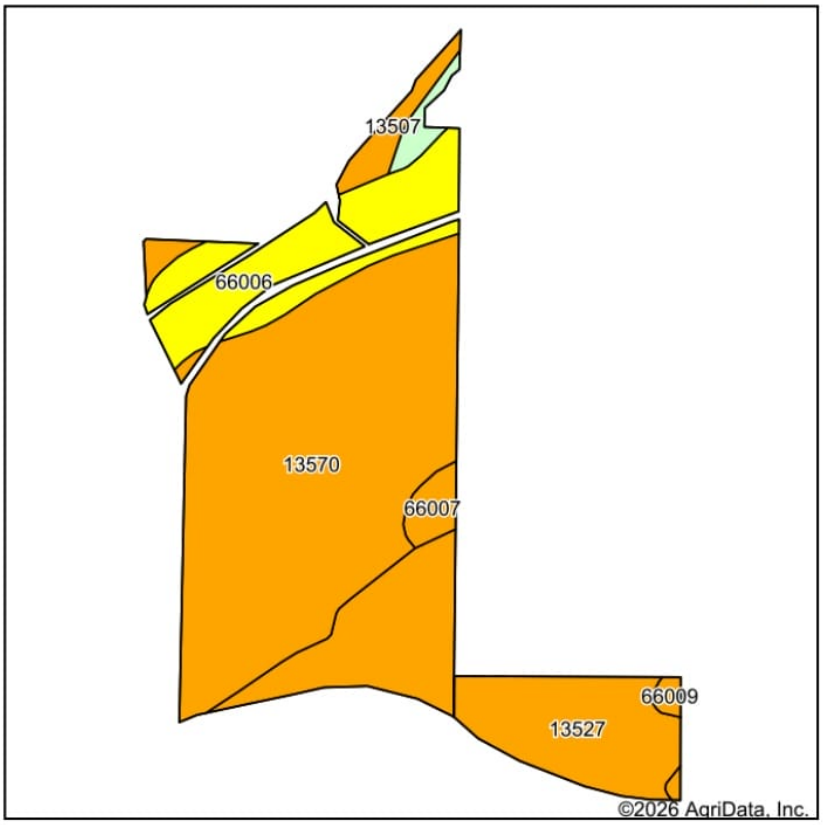
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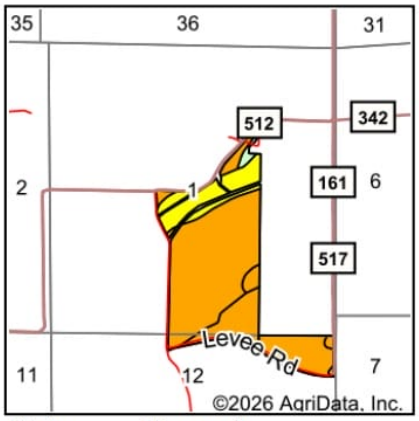
Area Symbol: MO033, Soil Area Version: 28												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	50.12	63.6%		IIw			8	7	8	9	59
13570	Parkville silty clay loam, 0 to 2 percent slopes, occasionally flooded	19.85	25.2%		IIw			7	7	8	9	61
13565	Norborne loam, 0 to 2 percent slopes, occasionally flooded	3.98	5.0%		IIw	6	8	8	7	7	9	76
36023	Landes fine sandy loam, 0 to 2 percent slopes, occasionally flooded	2.70	3.4%		IIw	6	8	7	6	6	8	56
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.19	2.8%		IIIw			7	7	8	9	53
			Weighted Average		**2.03**	**0.5**	**0.7**	**7.7**	**7**	**7.9**	**9**	***n 60.1**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Carroll**
Location: **1-51N-25W**
Township: **Cherry Valley**
Acres: **140.2**
Date: **5/28/2026**

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N W E S

Area Symbol: MO033, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Oats Bu	Orchardgrass red clover Tons	Pasture AUM	Soybeans Bu
13570	Parkville silty clay loam, 0 to 2 percent slopes, occasionally flooded	75.12	53.5%		IIw			7					7		
13527	Haynie very fine sandy loam, 0 to 2 percent slopes, occasionally flooded	33.98	24.2%		IIw			7	6	6	5	1	9		
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	21.01	15.0%		IIIw			7					7		
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	4.56	3.3%		IIw			8					7		

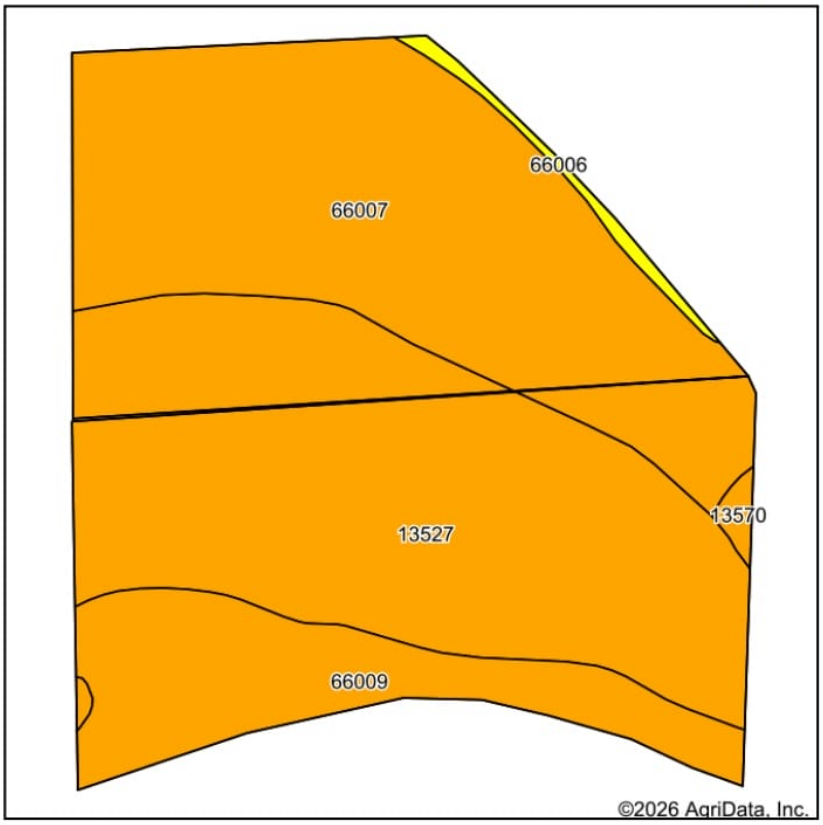
Soils data provided by USDA and NRCS.

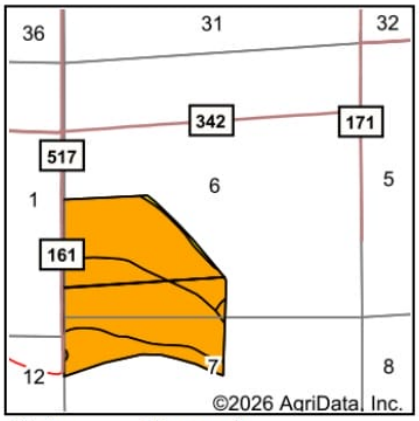
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Oats Bu	Orchardgrass red clover Tons	Pasture AUM	Soybeans Bu
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	2.61	1.9%		IIw			7					7		
13512	Cotter silt loam, 0 to 2 percent slopes, rarely flooded	1.84	1.3%		Iw	6	8	7	9	9	5		6	8	4
66009	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	1.08	0.8%		IIw										
			Weighted Average		**2.14**	**0.1**	**0.1**	**7**	**1.6**	**1.6**	**1.3**	**0.2**	**7.4**	**0.1**	**0.5**

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

Soils Map





State: **Missouri**
County: **Carroll**
Location: **6-51N-24W**
Township: **Sugartree**
Acres: **205.88**
Date: **5/28/2026**

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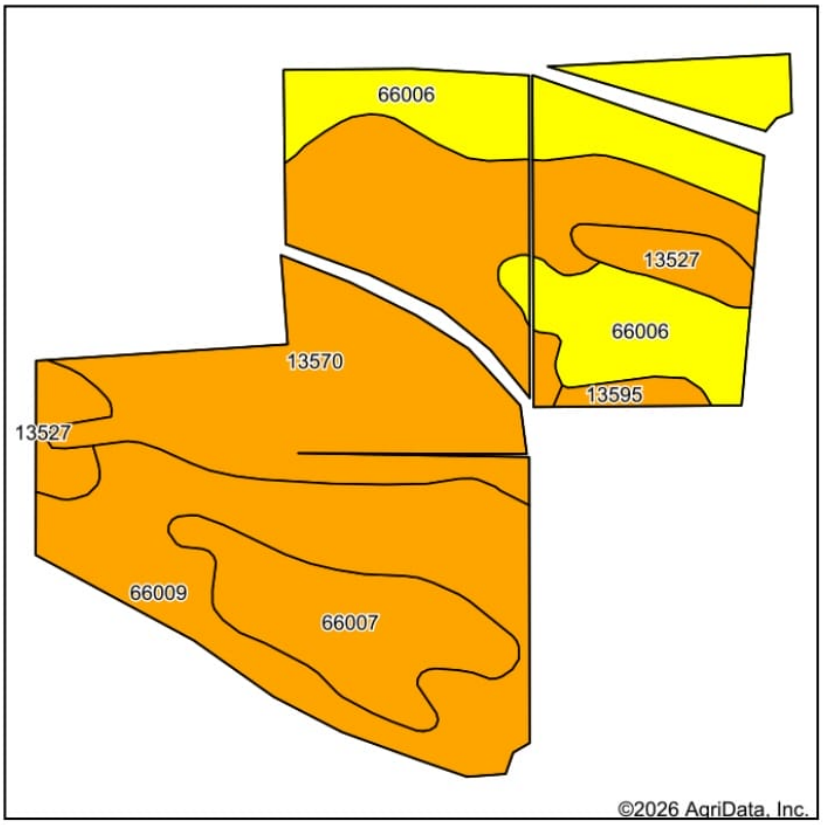
Soils data provided by USDA and NRCS.

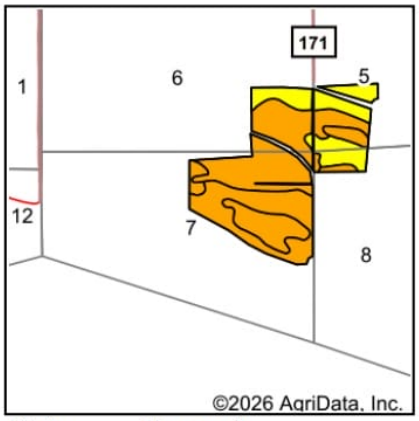
Area Symbol: MO033, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Oats Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	Winter wheat Bu	*n So
13527	Haynie very fine sandy loam, 0 to 2 percent slopes, occasionally flooded	91.57	44.5%		IIw	7	6	6	5	1	9	2	8	10	2	
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	80.82	39.3%		IIw	7					7		8	9		
66009	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	30.09	14.6%		IIw											
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.31	1.1%		IIIw	7					7		8	9		

Soils data provided by USDA and NRCS.

Soils Map





State: **Missouri**
County: **Carroll**
Location: **7-51N-24W**
Township: **Sugartree**
Acres: **194.95**
Date: **5/28/2026**

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N W E S

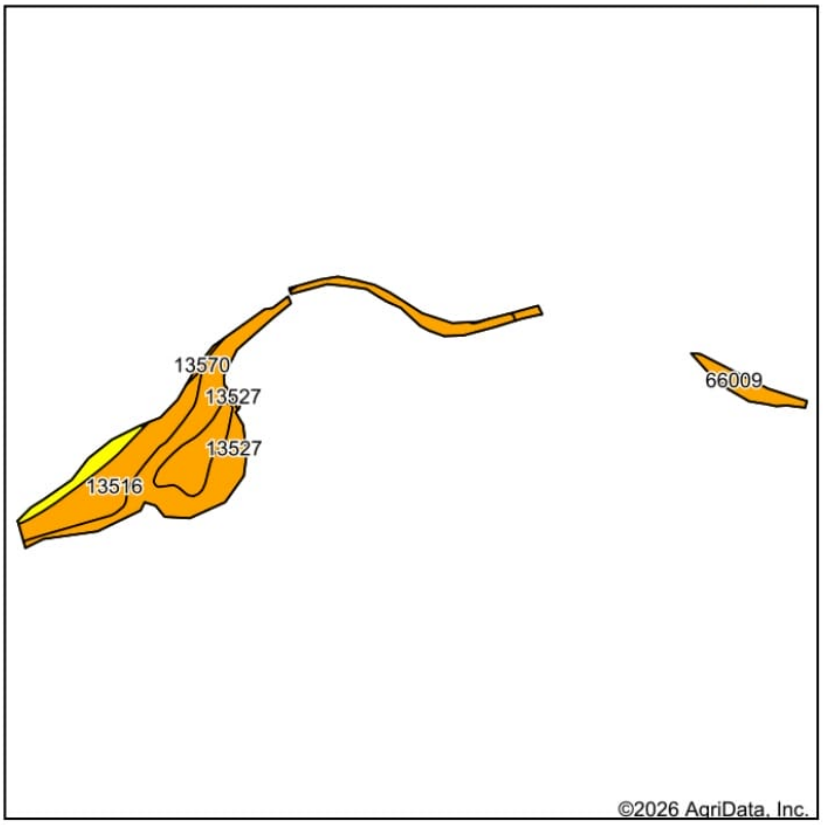
Soils data provided by USDA and NRCS.

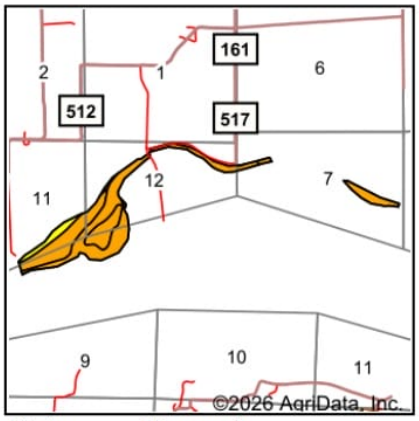
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Oats Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	Winter wheat Bu	*n So
13570	Parkville silty clay loam, 0 to 2 percent slopes, occasionally flooded	75.62	38.7%		IIw	7					7		8	9		
66009	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	45.39	23.3%		IIw											
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	40.66	20.9%		IIIw	7					7		8	9		
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	21.01	10.8%		IIw	7					7		8	9		

Soils data provided by USDA and NRCS.

Soils Map





State: **Missouri**
County: **Lafayette**
Location: **39° 14' 34.12, -93° 38' 51.07**
Township: **Dover**
Acres: **160.57**
Date: **5/28/2026**

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N W E S

Soils data provided by USDA and NRCS.

Area Symbol: MO033, Soil Area Version: 28
Area Symbol: MO107, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bromegrass alfalfa AUM	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Oats Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasse Tons
13527	Haynie very fine sandy loam, 0 to 2 percent slopes, occasionally flooded	74.66	46.4%		IIw		7	6	6	5	1	9	2	8	
13516	Gilliam silt loam, 0 to 2 percent slopes, occasionally flooded	60.50	37.7%		IIw	1	8	7	7			9	2	8	
66009	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	12.71	7.9%		IIw										
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.85	6.8%		IIIw		7					7		8	

Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bromegrass alfalfa AUM	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Oats Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm seasor grasse Tons
13570	Parkville silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.40	0.9%		IIw		7					7		8	
13527	Haynie very fine sandy loam, 0 to 2 percent slopes, occasionally flooded	0.45	0.3%		IIw		7	6	6	5	1	9	2	8	
			Weighted Average		**2.07**	**0.4**	**6.8**	**5.4**	**5.4**	**2.3**	**0.5**	**8.1**	**1.7**	**7.4**	

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

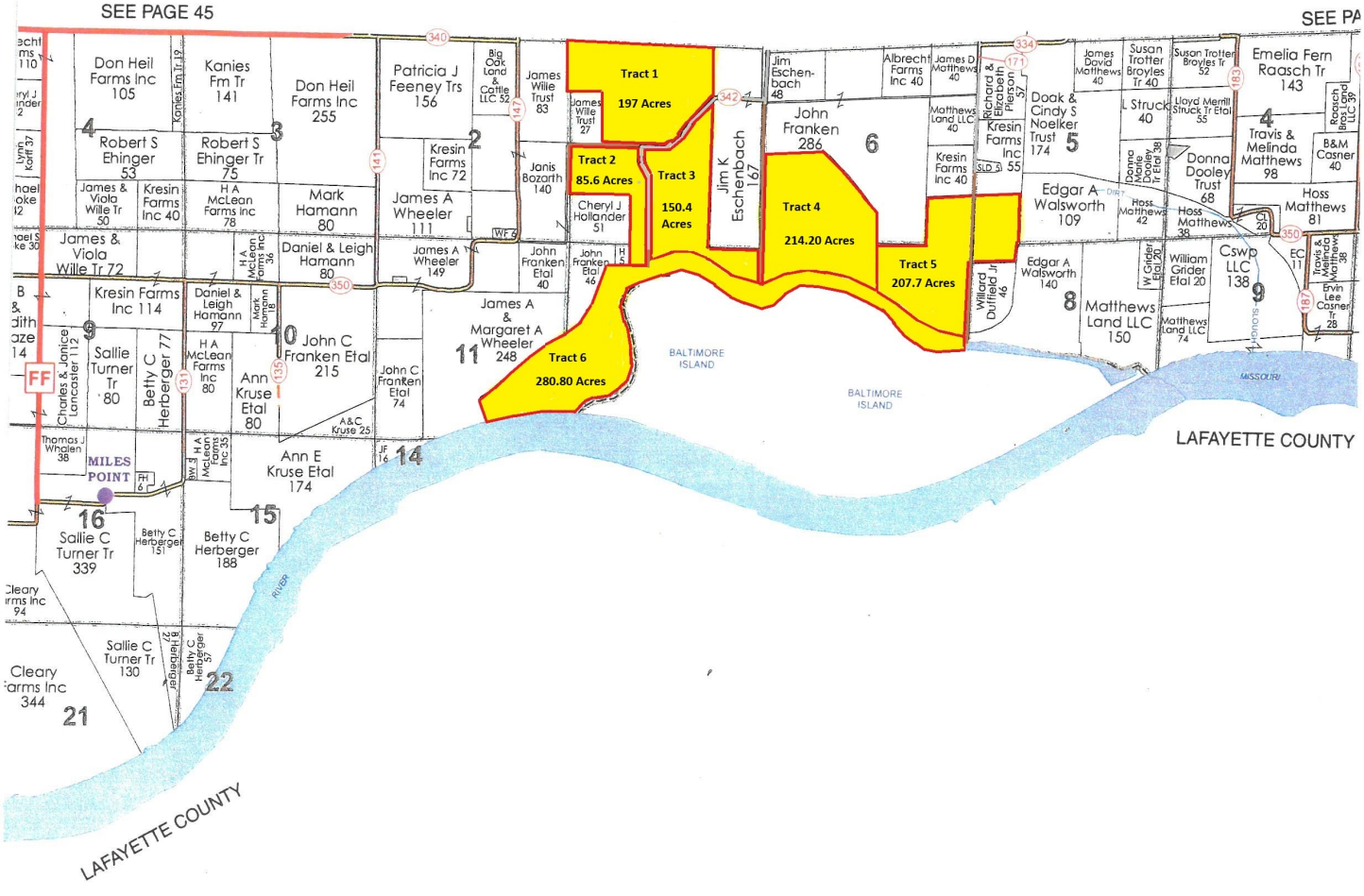
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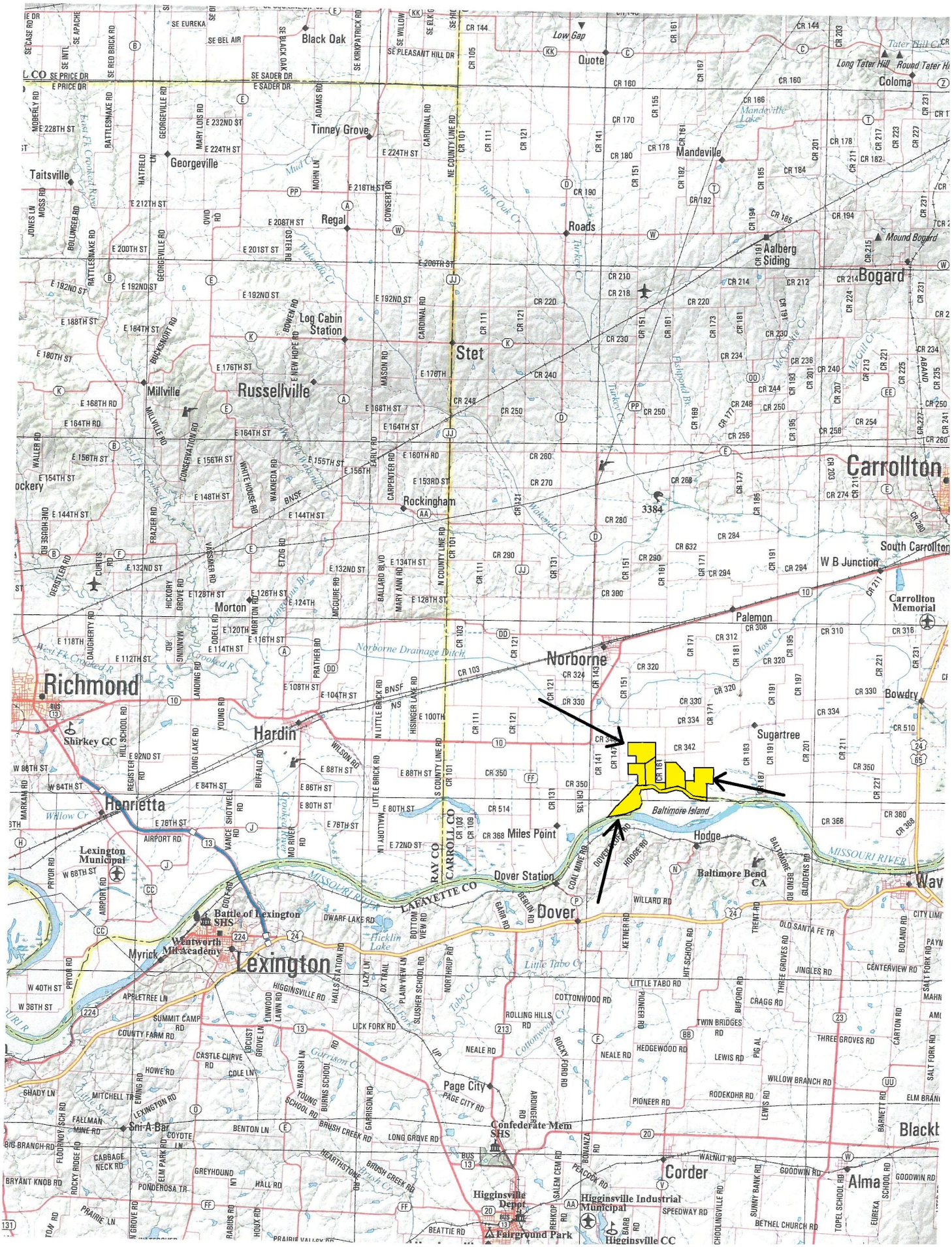


Sugartree (W)

Township 51N - Range 25W

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Baltimore Bend CA
Dover Station
Dover
Battle of Lexington SHS
Wentworth Mil Academy
Myrick
Lexington Municipal
Shirkey GC
Page City
Confederate Mem SHS
Higginsville Depot
Higginsville Industrial Municipal
Fairground Park
Higginsville CC
Corder
Alma
Sni-A-Bar
Mound Bogard
Long Tater Hill
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