



MISSOURI Land & Farm

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146 Acre Auction – Chariton Co. Tillable and Hunting!!

Knox Road, Salisbury MO 65281

Chariton County



CONTACT:

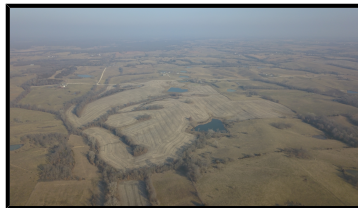


DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



Don't miss this auction January 27, 2021 @10am

Location: Clubhouse, 1000 Lake Drive, Keytesville, MO 65261

This 146 acre farm located in Chariton Co. checks all the boxes.

Great Access!!

Building Site (Marceline School District)!!

Great Return on Investment!!

Hunting and Fishing!!

The farm offers approximately 120 tillable acres. The hill ground is comprised of mainly Armstrong loam soils with 15 acres of Bottom ground consisting of Colo silt loam.

The farm maybe open to farm for the 2021 season or we have a cash rent offer of \$150 per acre for 3 years. That makes a total of \$18,000 in yearly income.

Chariton Co. has long been famous for its hunting potential. The travel corridors on this farm in addition to the food source is great set up for hunting. Check out the trail cam photos in the pics!! If one wanted a little more wildlife friendly the addition of some CRP buffers and edge feathering would be a sure fire way to increase the hunting side.

Don't forget about the great fishing offered in the large 2 acre pond up by the front.

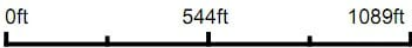
If your not a hunter and strictly looking to maximize your return on investment. This farm should lease out for around \$2500 yearly. This would make a total income potential of \$20,500 yearly.

Call Dave Atkinson, Auctioneer 1-660-788-3333 or Jeff Quinn, Broker 1-660-734-3925 for more information!!

Aerial Map



Map Center: 39° 38' 13.03, -92° 50' 13.11

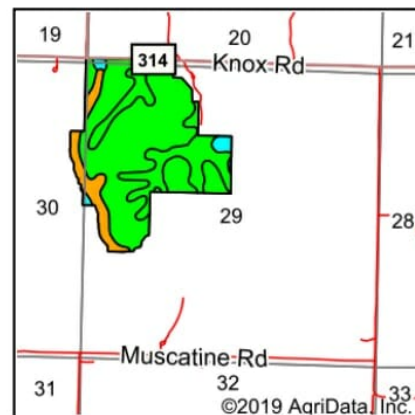
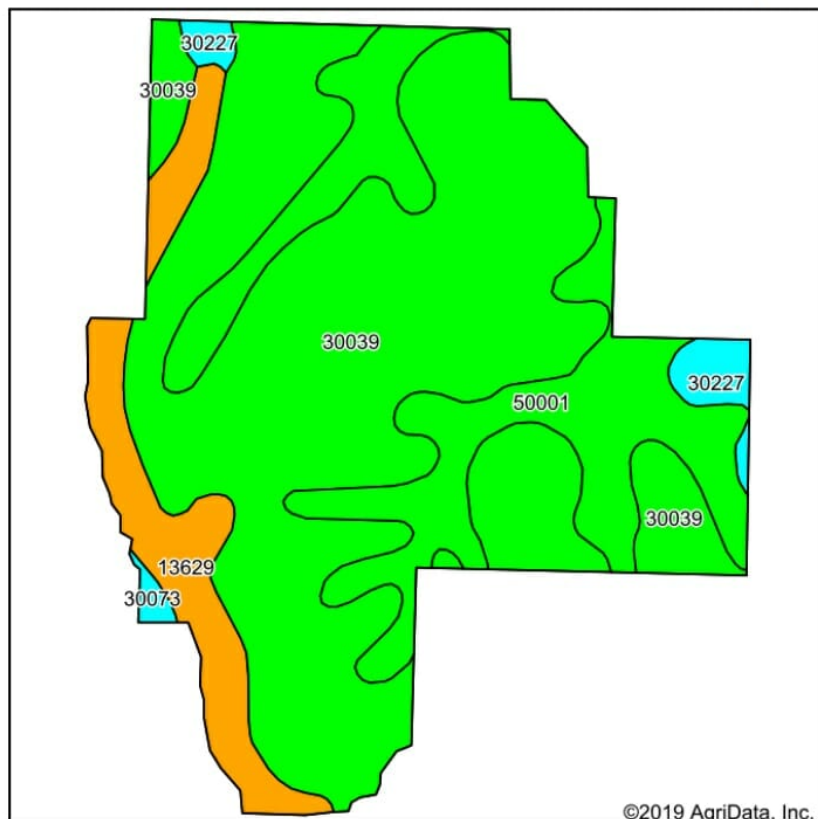


29-56N-17W
Chariton County
Missouri



12/3/2020

Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **29-56N-17W**
 Township: **Bee Branch**
 Acres: **146.09**
 Date: **6/24/2020**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

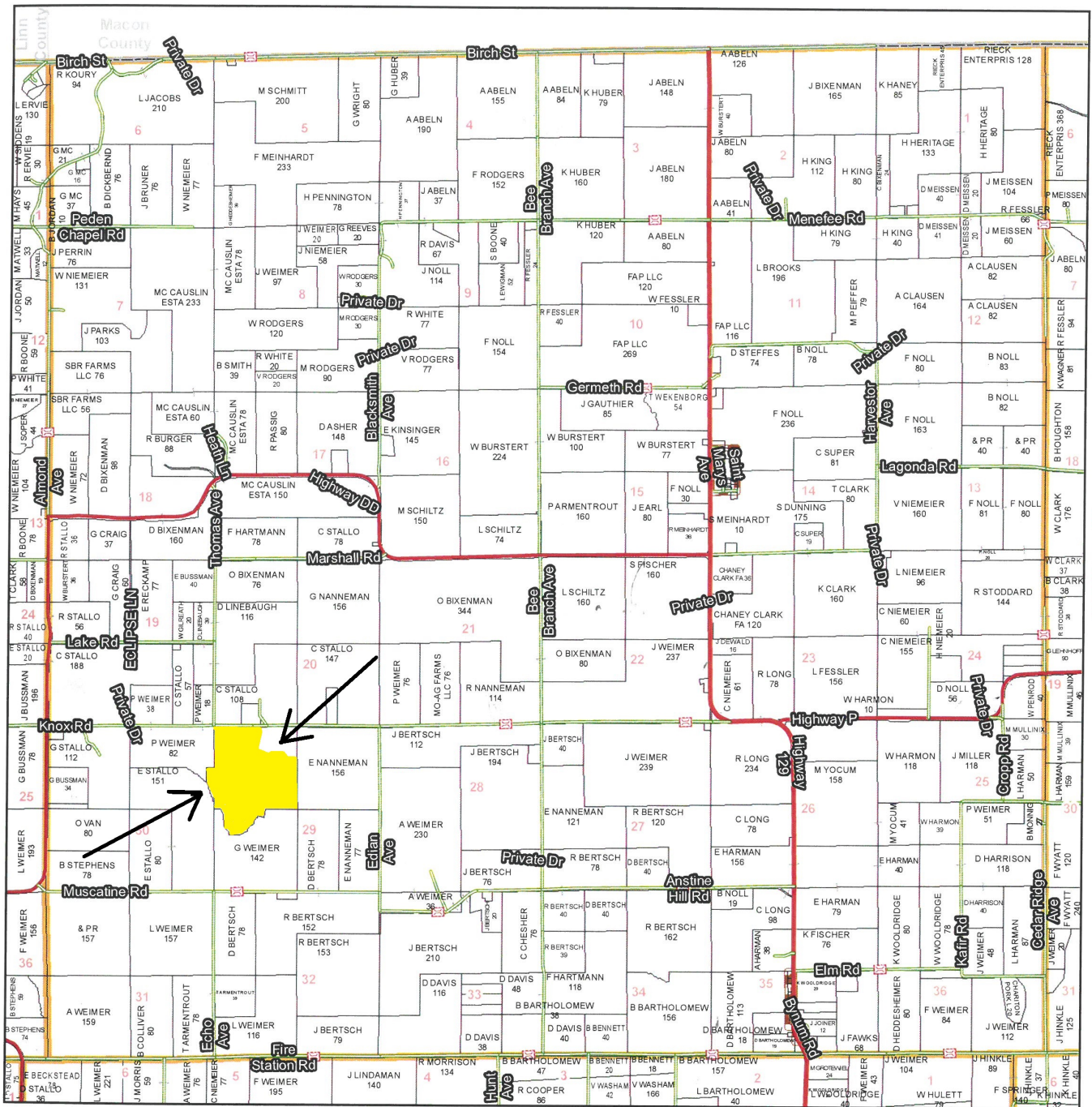
Area Symbol: MO041, Soil Area Version: 21												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
30039	Armstrong loam, 9 to 14 percent slopes, eroded	95.26	65.2%		IVe							42
50001	Armstrong loam, 5 to 9 percent slopes, eroded	32.21	22.0%		IVe							45
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	14.59	10.0%		IIw							79
30227	Winnegan loam, 9 to 30 percent slopes	3.38	2.3%		VIe	5	8	7	8	7	8	45
30073	Gosport silty clay loam, 14 to 30 percent slopes	0.65	0.4%		VIe	4	7	4	6	5	7	16
Weighted Average						0.1	0.2	0.2	0.2	0.2	0.2	*n 46.3

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T56N - R17W



See Page 31

Chariton County Commission
 Tony McColm - Presiding Commissioner
 Danny Price - Western District Commissioner
 Steve Atkinson - Eastern District Commissioner

Data Courtesy Chariton County Geographic Information System
 Darrin Gladbach - Assessor

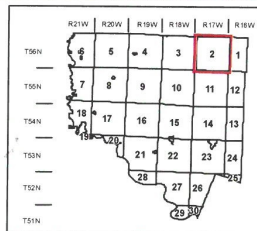
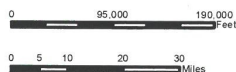
This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 10 ac labeled

GIS & Map Development By:



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Legend	
	City Limits
	Township-Range
	Sections
	Land Grant
	Political Township
	Land Ownership
	Subdivisions
	Conservation & US
	US Highways
	ST Highways
	CO Highways
	Streets
	Rail Roads
	Streams
	Land Hooks
	Bridges

