MISSOURI Land & Farm

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17.4 Acre Waterfowl Potential – Grand Pass Proximity!!

Co Road 413, Malta Bend, MO 65339

Saline, Co.

$89,800



CONTACT:



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



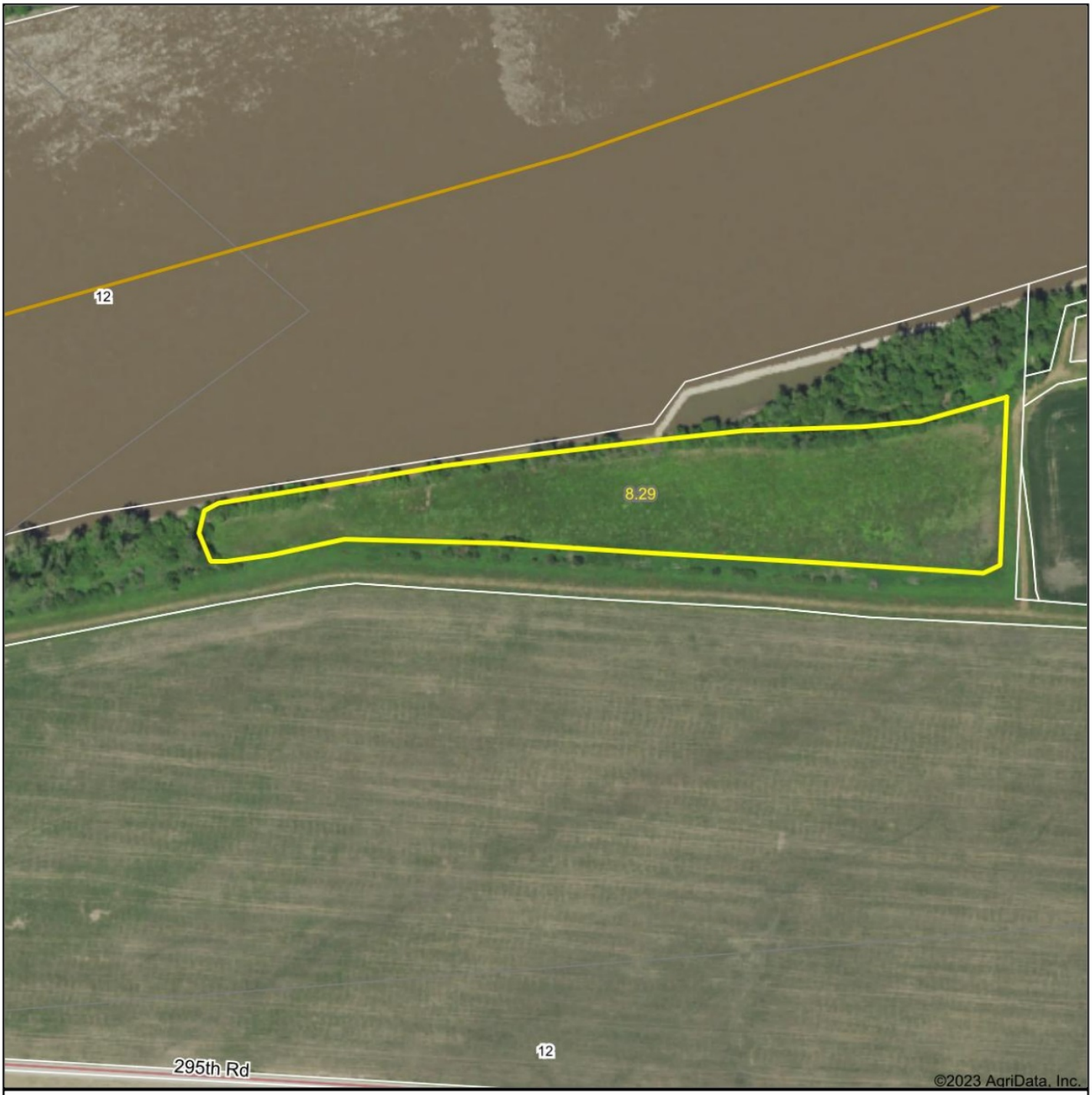




There simply aren't many chances that present themselves when it comes to purchasing a small, affordable farm in a highly sought after agricultural area. It just so happens that this 17.4 surveyed acre farm near Malta Bend offers that opportunity PLUS excellent hunting potential. In addition to the whitetail hunting that the banks of the Missouri River has become famous for, this tract also provides excellent access, a campsite / landing pad, and river / fishing access. Just over 3 miles down river as the duck flies from the largest migratory focal point in the Mississippi Flyway, Grand Pass Conservation Area, this farm and the 8 acre tillable or open acreage could be a great small waterfowl development to utilize the duck traffic up and down the river. In times of bitter cold, the stretch of river bordering the property annually sees one of the largest congregations of mallards in the world.

If you have interest in this property near Malta Bend, contact Dave Atkinson with Missouri land and farm at 660-788-3333

Aerial Map



Map Center: 39° 13' 35.71, -93° 22' 56.24

0ft 323ft 647ft

N
W E
S

Saline County
Missouri

1/12/2023

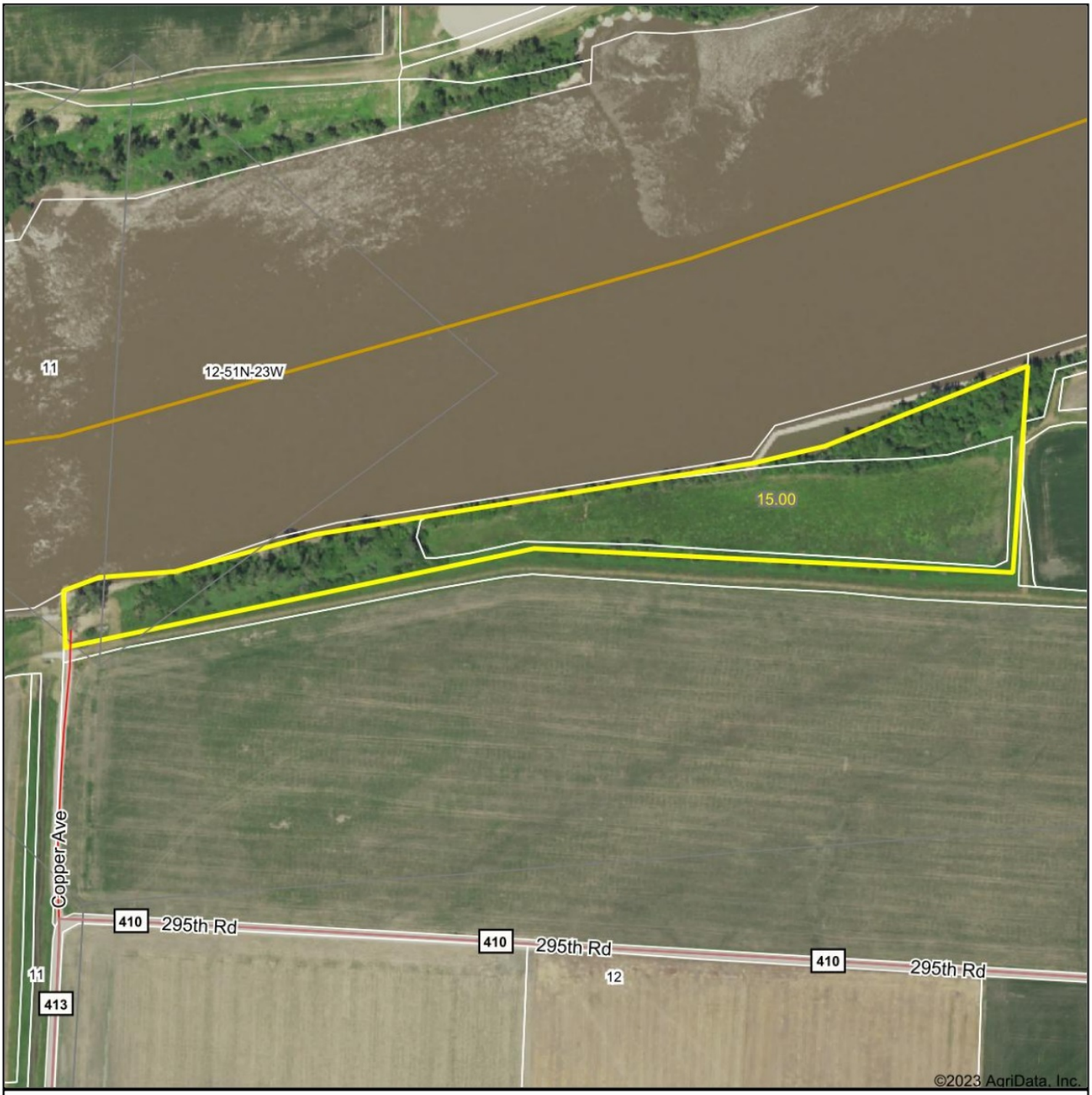
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Field borders provided by Farm Service Agency as of 5/21/2008.

FA

FA

Aerial Map



Map Center: 39° 13' 35.71, -93° 23' 0.8

0ft 439ft 877ft

N
W E
S

1/12/2023

Saline County
Missouri

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Topography Contours



Source:	USGS 3 meter dem
Interval(ft):	1.0
Min:	648.6
Max:	661.8
Range:	13.2
Average:	657.7
Standard Deviation:	1.97 ft

0ft 322ft 644ft

N W E S

1/12/2023

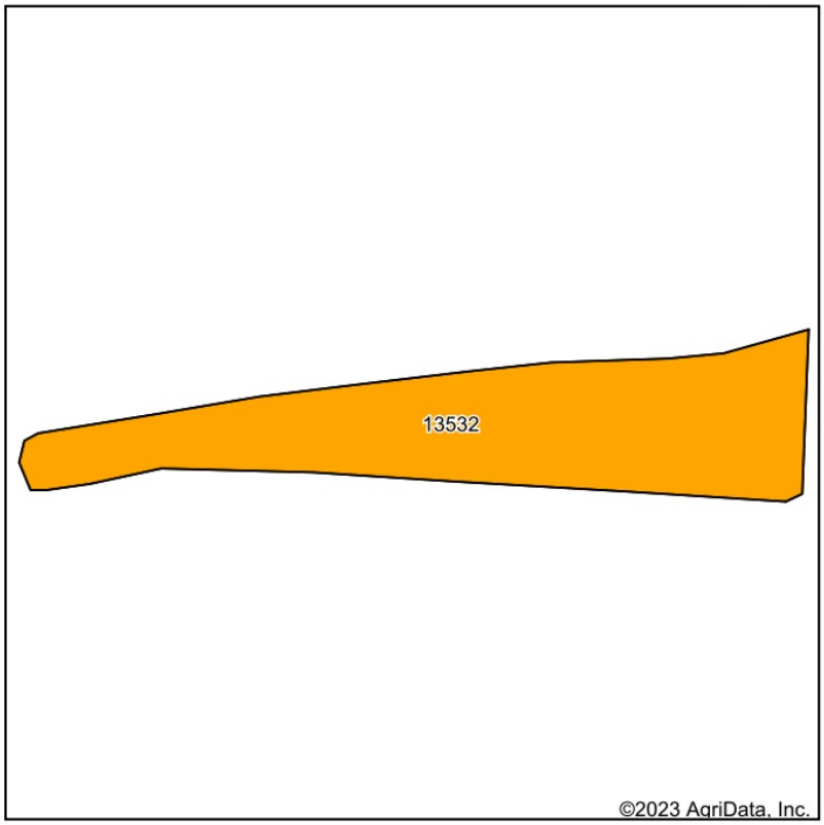
Saline County
Missouri

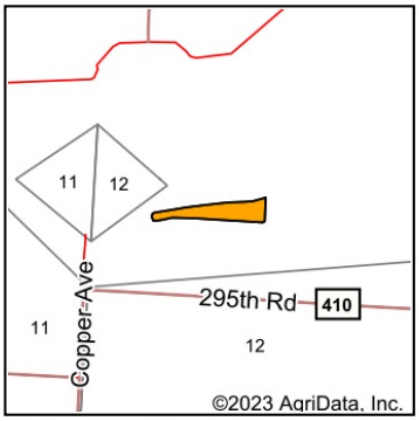
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map





State: **Missouri**
County: **Saline**
Location: **39° 13' 35.71, -93° 22' 56.24**
Township: **Grand Pass**
Acres: **8.29**
Date: **1/12/2023**

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N W E S

Soils data provided by USDA and NRCS.

Area Symbol: MO195, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
13532	Haynie-Waldron complex, 0 to 2 percent slopes, occasionally flooded	8.29	100.0%		IIw	7	8	8	9	50
			Weighted Average		**2.00**	**7**	**8**	**8**	**9**	***n 50**

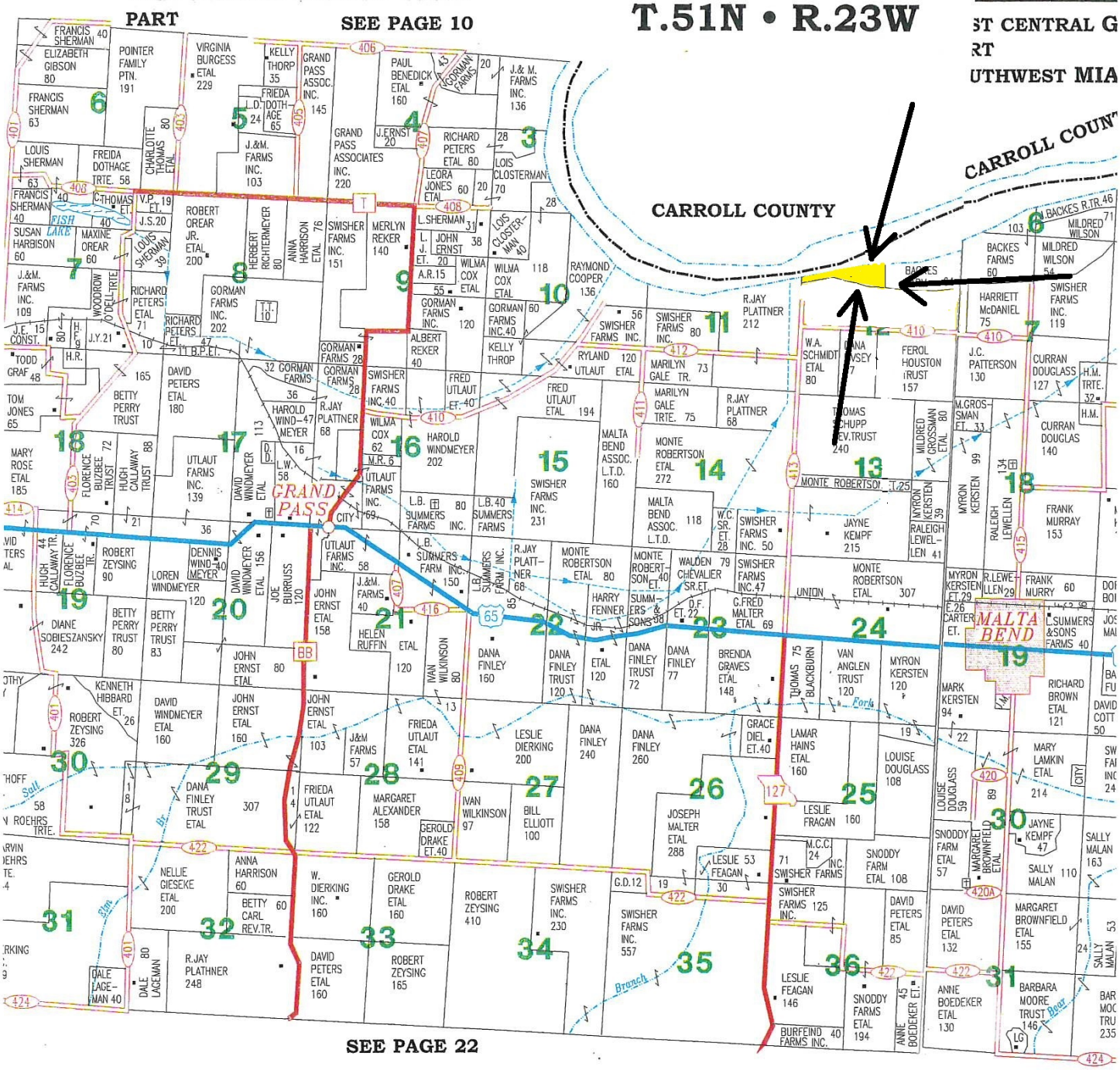
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

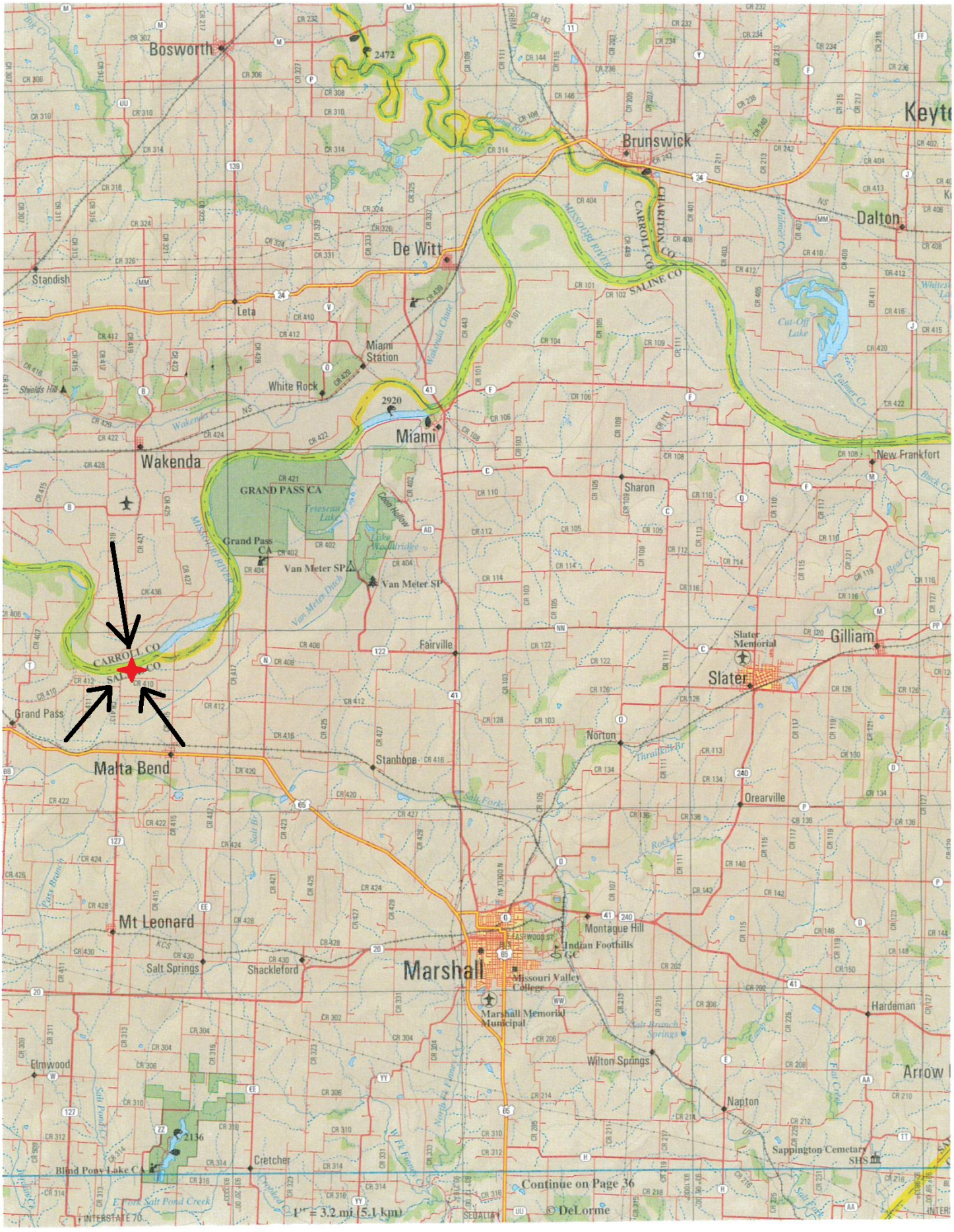
WEST CENTRAL GRAND PASS PART

SEE PAGE 10

T.51N • R.23W



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Continue on Page 36
1" = 3.2 mi (5.1 km)
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