



MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

EVA L. BECKSTEAD ESTATE – LAND AUCTION!!

16096 Hwy DD, Marceline, MO



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com

CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



EVA L. BECKSTEAD ESTATE LAND AUCTION

78 ACRES M/L • CHARITON COUNTY, MISSOURI

ONLINE-ONLY LAND AUCTION

16096 Hwy DD, Marceline, MO

2 TRACTS • 2-BEDROOM HOME & PASTURE • CRP & HUNTING LAND

AUCTION DETAILS

Bidding Opens: April 1st @ 8:00 AM

Bidding Closes: April 8th @ 6:00 PM

ONLINE-ONLY AUCTION – SOFT CLOSE FORMAT

(Any bid placed in the final 5 minutes will extend bidding on *both tracts* by 5 minutes.)

AUCTIONEER'S NOTE

This is a rare opportunity to purchase **78± acres in Chariton County, Missouri**, offered in **two diverse tracts** with something for every buyer. Whether you're seeking a country home with pasture and outbuildings, a weekend retreat near Lake Nehai, or high-quality hunting and investment land, these tracts deliver flexibility, location, and value.

The property lies within the **Salisbury R-IV School District** and offers excellent access, varied terrain, and multiple use options for landowners, investors, and outdoor enthusiasts alike.

For property tours or additional information, **call or text Jeff Quinn at 660-734-3925**.

TRACT DESCRIPTIONS

Tract 1: 49 Acres M/L (To Be Surveyed)

Home, Pasture & Outbuildings – Salisbury R-IV School District

Properties like this don't come along often. This **49± acre tract** features **Highway DD** frontage along the west boundary and **Fire Station Road** to the north. Improvements include a **1950-built, 2-bedroom, 1-bath home with an attached 2-car garage**, three outbuildings, a cellar, cattle lot, and well-maintained cross-fenced pasture.

The land includes **three ponds**, concrete frost-free waterers, and excellent livestock infrastructure. The east cattle waterer is piped from a pond located in the CRP area; if the property sells in two tracts, an easement will be provided for these water rights.

This tract would make an ideal **full-time residence**, a **working cattle operation**, or a **weekend getaway**, located just **1.5 miles from Lake Nehai** and offering year-round outdoor enjoyment.

Tract 2: 29 Acres M/L (To Be Surveyed)

CRP, Building Site & Hunting – Salisbury R-IV School District

Whether you're planning to build your forever home or looking for a private hunting retreat, this **29± acre tract** checks all the boxes. **Jones Branch** winds along the west edge, creating natural beauty and excellent wildlife habitat. Located just **¼ mile east of Highway DD on Fire Station Road**, the tract offers easy access and outstanding potential.

The north end provides an ideal **secluded building site**, surrounded by trees and CRP grasses. **21.47 acres are currently enrolled in CRP**, generating **\$2,141 annually (\$99.74 per acre)**. Mid-contract maintenance was completed and paid for in **Fall 2025**, and the CRP contract expires **September 30, 2030**, with renewal at the new

owner's option.

From **bow season to blueprints**, this tract is perfectly suited for both outdoor adventure and peaceful country living in an area known for **trophy deer and turkey**.

**A waterline currently runs from the CRP pond to the cattle pasture west of Jones Branch*.*

TRACT MAPS & PHOTOS

Available in the **Tract Tabs** at the top of the auction listing.

AUCTION FORMAT & TERMS

- **NO Buyer's Premium**
 - **10% down payment** due within 24 hours of auction close (unless prior arrangements are made)
 - **Closing:** On or before **May 22, 2026** at Linn County Title
 - Property sells **AS-IS** and subject to **seller's approval**
 - Bidders must have financing arranged prior to bidding
 - Acreages are approximate until survey completion; final price based on surveyed acres
 - Statements made up to and including auction day take precedence over printed material
 - **Jump Bids enabled**
 - **Push Bids** will advance max bids to the next interval; earliest max bid prevails in a tie
 - **Soft Close:** Any bid in the final 5 minutes extends bidding for both tracts by 5 minutes
 - Internet bidding assistance available — please contact us for help
-

CONTACT INFORMATION

Missouri Land and Farm LLC – Auctions
Jeff Quinn, Broker: 660-734-3925
Dave Atkinson, Auctioneer: 660-788-3333

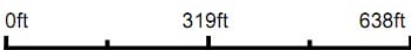
Taxes: \$536

Aerial Map



©2026 AgriData, Inc.

Boundary Center: 39° 36' 37.31, -92° 51' 39.24

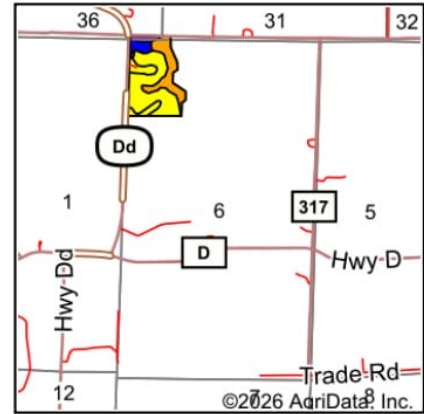
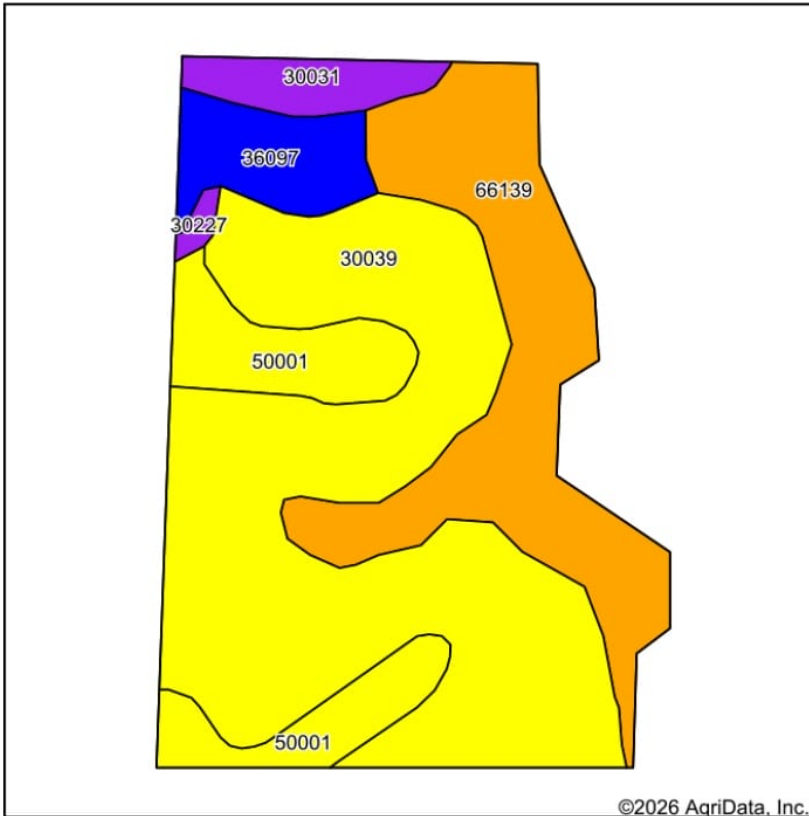


1/5/2026

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

6-55N-17W
Chariton County
Missouri

Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **6-55N-17W**
 Township: **Cockrell**
 Acres: **49**
 Date: **1/5/2026**

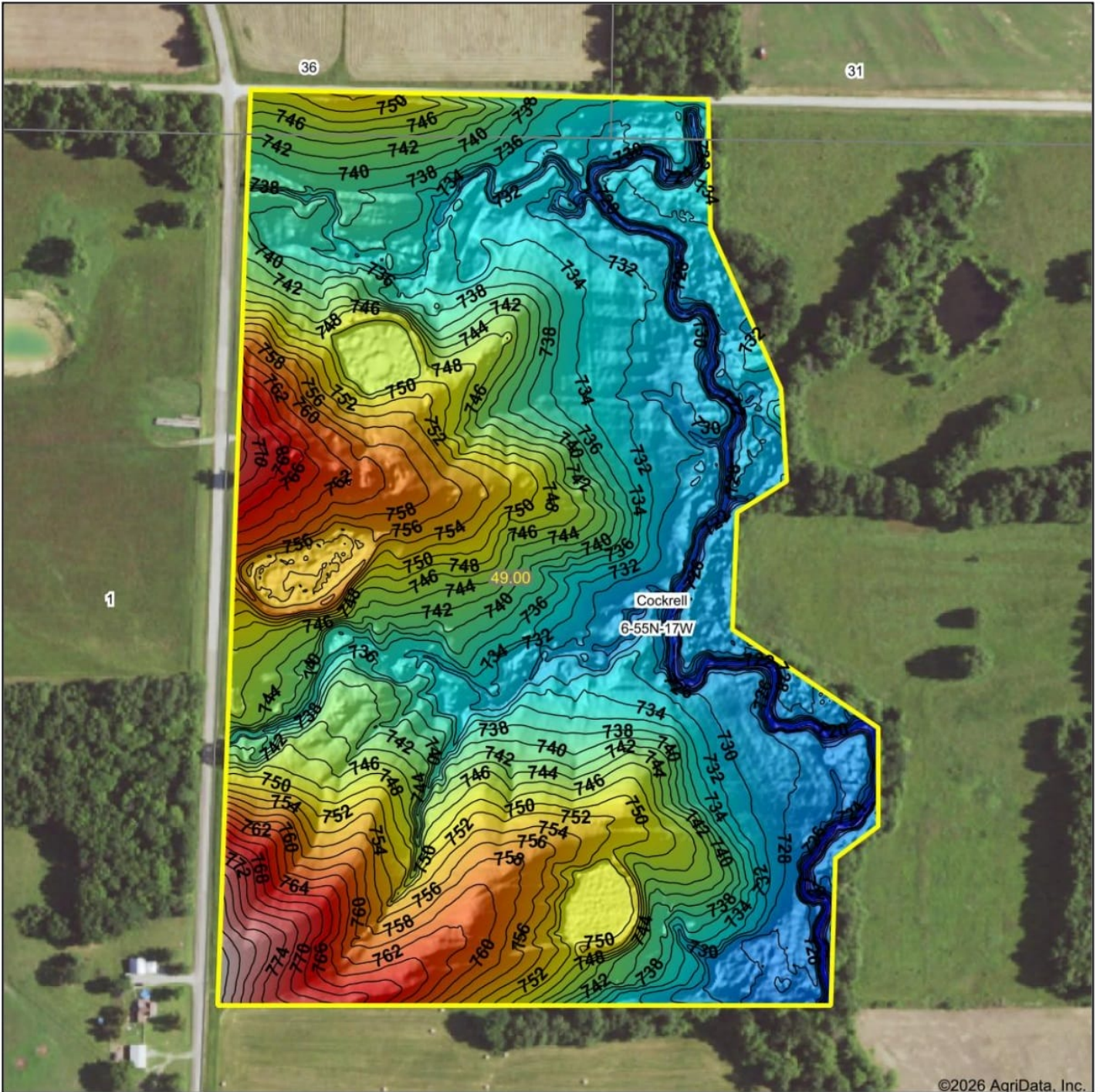
Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: MO041, 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
30039	Armstrong loam, 9 to 14 percent slopes, eroded	25.26	51.4%		IVe							46
66139	Speed silt loam, 1 to 3 percent slopes, frequently flooded	12.57	25.7%		IIlw			7	8	7	9	67
50001	Armstrong loam, 5 to 9 percent slopes, eroded	5.91	12.1%		IVe							49
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	3.03	6.2%		IIlw			7	6	7	8	67
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	1.95	4.0%		VIe							32
30227	Winnegan loam, 9 to 30 percent slopes	0.28	0.6%		VIe	5	8	7	8	7	8	44
Weighted Average					3.71	*-	*-	2.3	2.5	2.3	2.8	*n 52.5

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

Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 2
Min: 716.8
Max: 783.9
Range: 67.1
Average: 742.4
Standard Deviation: 12.37 ft



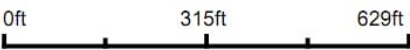
6-55N-17W
Chariton County
Missouri

Boundary Center: 39° 36' 37.31, -92° 51' 39.24

Aerial Map



Boundary Center: 39° 36' 37.2, -92° 51' 29.27

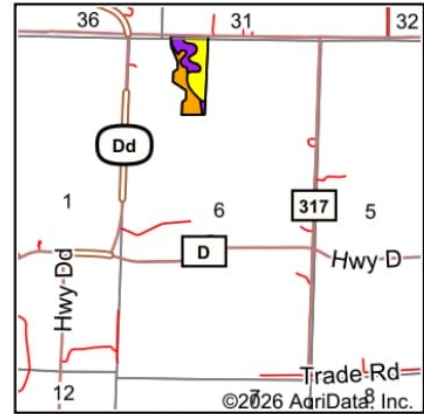
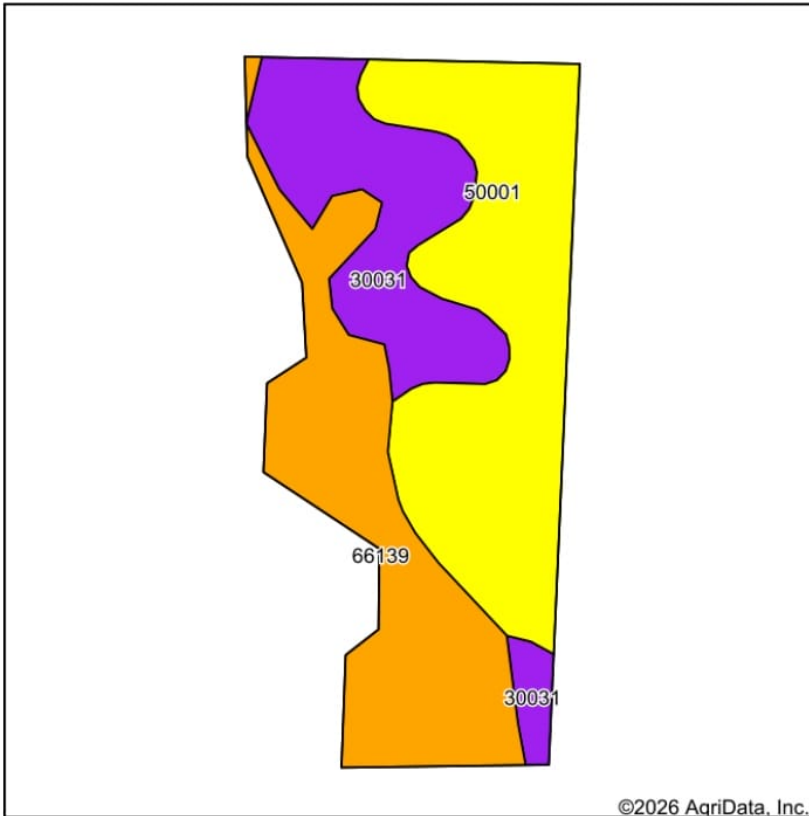


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

6-55N-17W
Chariton County
Missouri

1/5/2026

Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **6-55N-17W**
 Township: **Cockrell**
 Acres: **29**
 Date: **1/5/2026**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

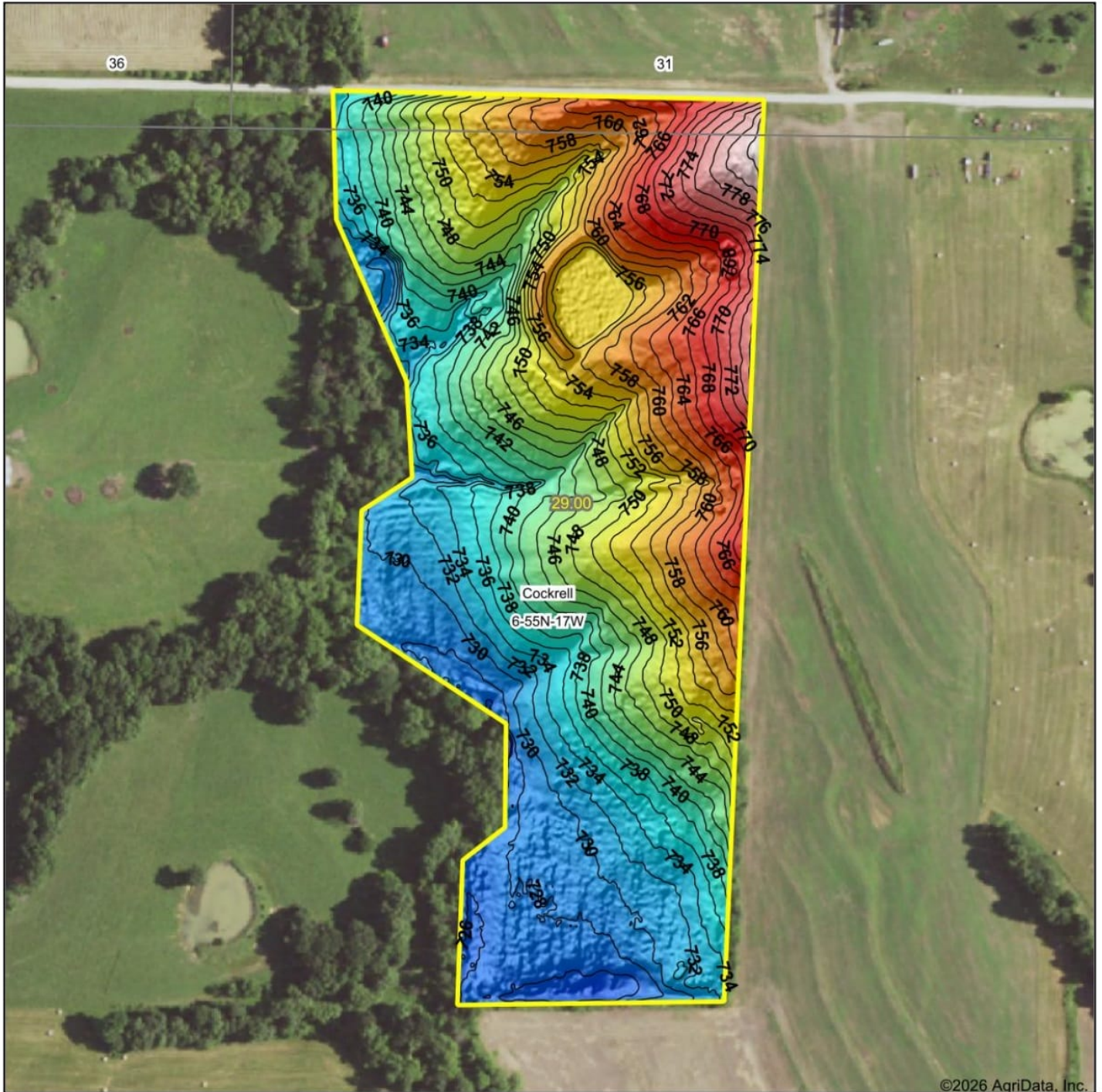
Area Symbol: MO041, Soil Area Version: 28											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans	
50001	Armstrong loam, 5 to 9 percent slopes, eroded	12.14	41.9%		IVe						49
66139	Speed silt loam, 1 to 3 percent slopes, frequently flooded	9.61	33.1%		IIIw	7	8	7	9		67
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	7.25	25.0%		VIe						32
Weighted Average					4.17	2.3	2.7	2.3	3	*n 50.7	

*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.

Topography Hillshade



©2026 AgriData, Inc.

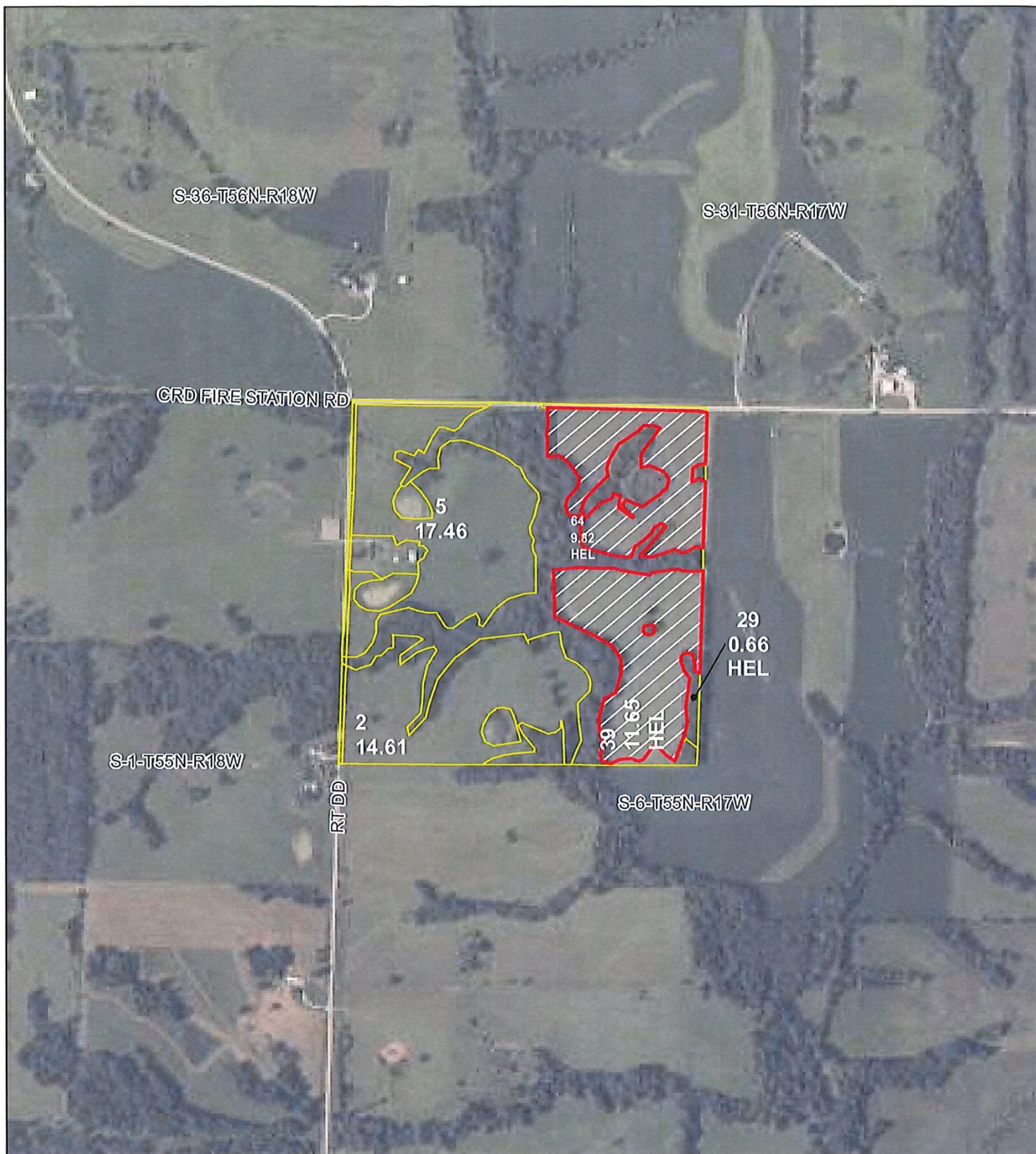


Source: USGS 1 meter dem
Interval(ft): 2
Min: 719.9
Max: 783.5
Range: 63.6
Average: 745.6
Standard Deviation: 13.75 ft



6-55N-17W
Chariton County
Missouri

Boundary Center: 39° 36' 37.2, -92° 51' 29.27



All Measurements are for
FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Chariton Co. FSA

DC = Double Crop
C = Corn - Yel - GR
SB = Soybn - Com - GR
Milo = Sorgh - GRS - GR
Wht = Wheat - SRW - GR
Hay = MIXFG - LGM - FG
P - MIXFG - LGM - GZ
LS - MIXFG - LGM - LS
*If Inlase notated on Map

1 inch equals 660 feet

Program Year: 2026

Created: 11/14/2025

Flown: 8/25/2024



clu
crp
blss

Farm 7048
Tract 10062

CRP-1 (05-05-25) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 29 041		2. SIGN-UP NUMBER 54	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11308B		4. ACRES FOR ENROLLMENT 21.47	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CHARITON COUNTY FARM SERVICE AGENCY 104 S JFK AVE. KEYTESVILLE, MO65261-0000		6. TRACT NUMBER 10062		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2020 09-30-2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (660) 288-3279		8. SIGNUP TYPE: General			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					
<i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i>					
9A. Rental Rate Per Acre \$ 99.74		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 2,141.00		A. Tract No. 10062	B. Field No. 39	C. Practice No. CP2	D. Acres 11.65
9C. First Year Payment \$		10062	64	CP2	E. Total Estimated Cost-Share \$ 2,039.00
(Item 9C is applicable only when the first year payment is prorated.)					\$ 1,719.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) EVA L BECKSTEAD ESTATE RANDELL PAYNE PER REP 30062 LILY DR MARCELINE, MO64658-1280		(2) SHARE 100.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)
NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).					

Non-Discrimination Statement: In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

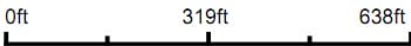
USDA is an equal opportunity provider, employer, and lender.

Aerial Map



©2026 AgriData, Inc.

Map Center: 39° 36' 37.31, -92° 51' 35.91



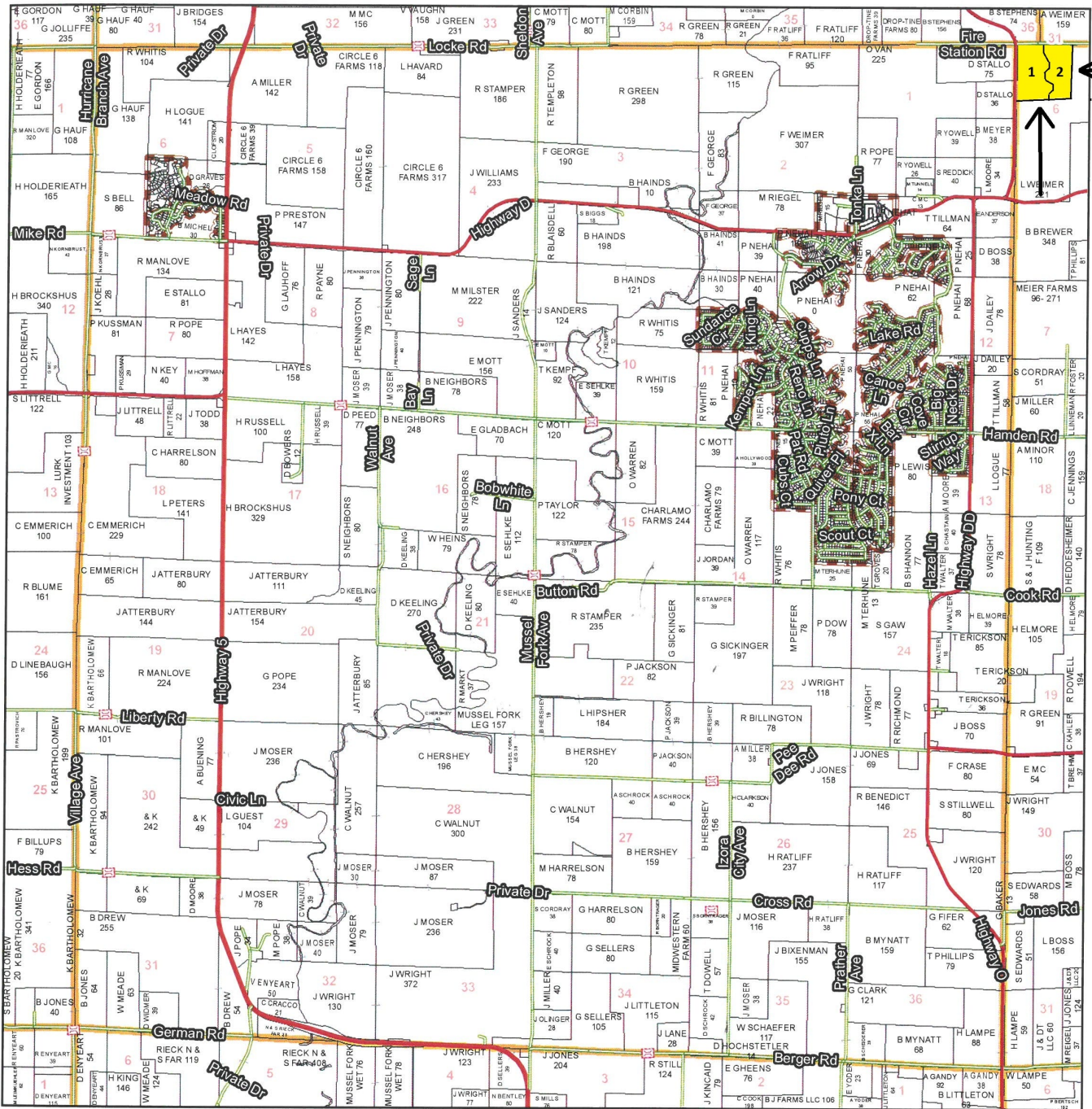
1/5/2026

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

6-55N-17W
Chariton County
Missouri

T55N - R18W

See Page 17



See Page 27

See Page 31

See Page 41

Chariton County Commission

Tony McCallum - 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.

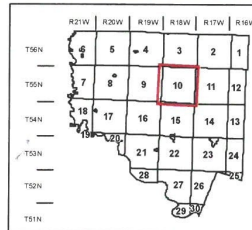
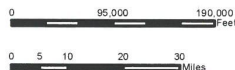
Most parcels > 10 ac labeled

GIS & Map Development By:



www.midlandgis.com

© Copyright Chariton County, MO



Legend

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