



MISSOURI Land & Farm

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

157 Acres Tillable/Pasture/Hunting !!!

1018 CR 1167, Clifton Hill, MO 65244

Randolph County

\$906,300



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



Land and time have a lot in common. They're a limited resource. They're extremely valuable....and one is worth more as the other passes by.

These days, longevity is rare. The products we buy. The vehicles we drive. The very nature of our daily lives revolves around instant gratification.

For nearly 3 quarters of a century, this farm has been owned by the same family. When you stop and consider all that's changed throughout each month, year, and decade that's passed it really makes you think. We've seen a lot of eras come and go. But this farm has remained a family heirloom. Now, for the first time since 1948, this 318 acre farm is available for purchase.

Located in Randolph county, not far from Thomas Hill Reservoir, this farm, offered in 2 tracts is an excellent opportunity that offers many possibilities.

Tract 1: 157 acres with 47.8 acres of cropland with balance in ponds, and pasture acreage. There is a cattle lot and storage facility on this property, good fencing, and a large portion of the property could easily be converted into tillable acreage.

The property has been well-cared for and maintained by local tenants and has good gravel and blacktop road access. The farm is 6 miles from Huntsville, 13 miles from Salisbury, and not far from Moberly or Macon.

If you're in the market for acreage, this farm is the perfect place to add to your family's operation for the next 75 years or more.

For more information on these 2 parcels of Randolph county farmland, contact Dave Atkinson at 660-788-3333.

Taxes: \$271.59



**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)

Randolph Co. FSA

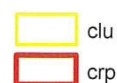
SB=Soybeans-COM-GR, DCSB=Double Crop SB
C=Com-Yel-GR, Wht=Wheat-SRW-GR
Milo=Gr Sorghum-GR-GR, Hay=Grass-FTA-Fg
Gz=Grass-FTA-Gz, Ls=Grass-FTA-Left Stand
ALF=Alfalfa-None-Fg, Oats=Oats-SPR-Fg
ALF Mix=Mixed Fg-AGM-Fg, FP=Food Plot
Clover=Clover-Red-Fg,
Mixed IGS or LGM=Mixed Fg LGM or IGS
*Unless noted on Map

1:8,890

Program Year: 2023

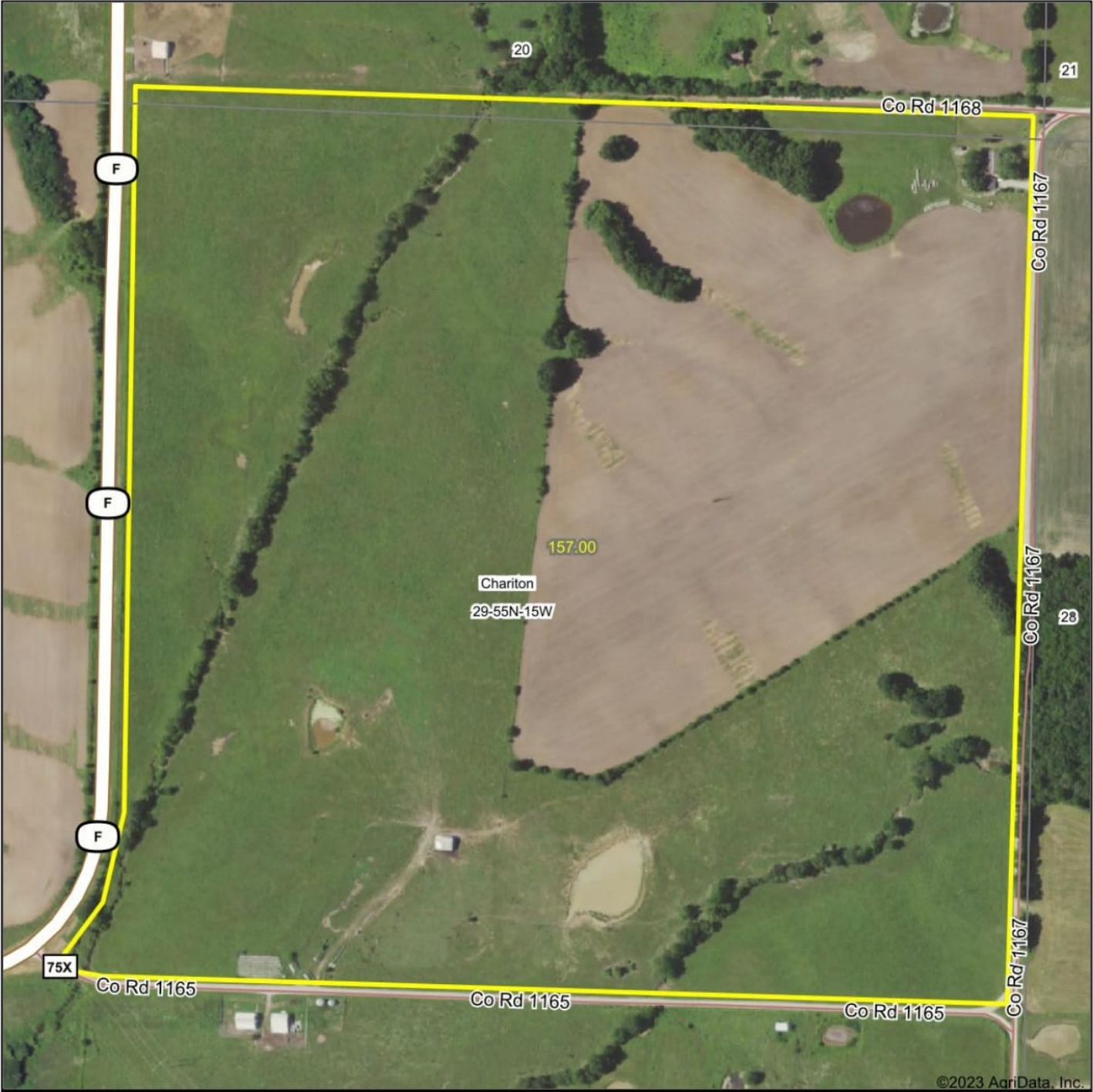
Created: 8/28/2023

Flown: 2022-6-20



**Farm 6099
Tract 10690**

Aerial Map



Map Center: 39° 32' 27.49, -92° 36' 44.63

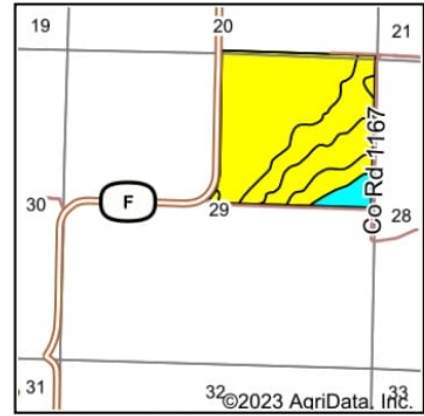
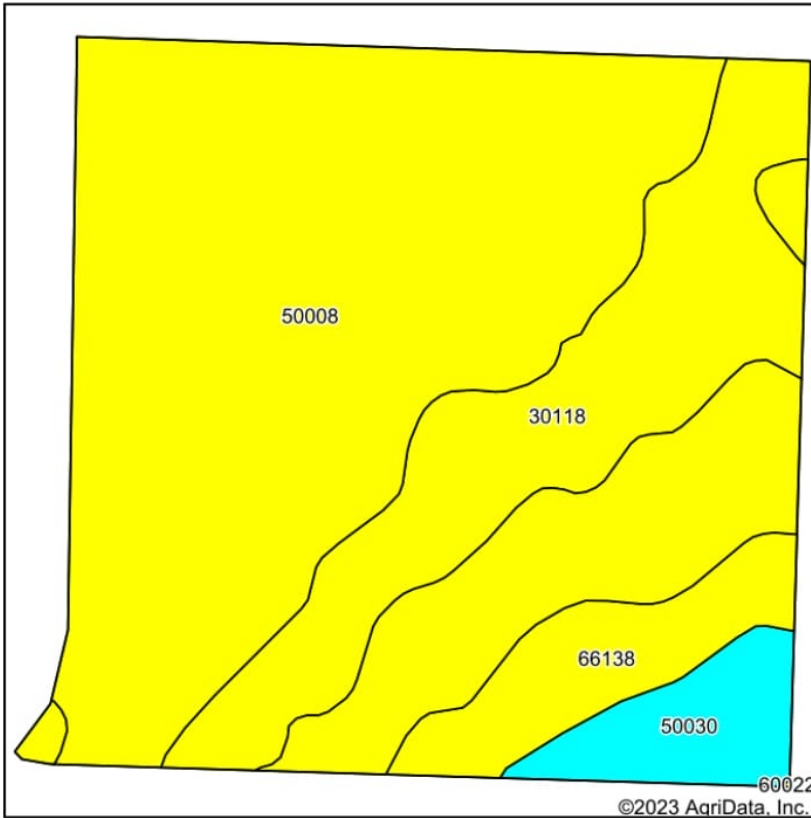


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29-55N-15W
Randolph County
Missouri

11/22/2023

Soils Map



State: **Missouri**
 County: **Randolph**
 Location: **29-55N-15W**
 Township: **Chariton**
 Acres: **157**
 Date: **11/22/2023**

Maps Provided By:

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Soils data provided by USDA and NRCS.

| Area Symbol: MO175, Soil Area Version: 24 | | | | | | | | | | | | |
|---|---|--------|------------------|----------------------|------------------|------------------|-------------------------|--------------------------|------------------------------|------------------|--------------------------|-------------------|
| 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 |
| 50008 | Keswick silt loam, 5 to 9 percent slopes, eroded | 106.72 | 68.0% | | IIIe | | | | | | | 47 |
| 30118 | Lagonda silt loam, 5 to 9 percent slopes, eroded | 30.96 | 19.7% | | IIIe | 4 | 7 | 6 | 7 | 6 | 7 | 49 |
| 66138 | Piopolis silty clay loam, 1 to 3 percent slopes, frequently flooded | 11.49 | 7.3% | | IIIw | | | 7 | 6 | 7 | 9 | 57 |
| 50030 | Keswick silt loam, 9 to 20 percent slopes, eroded | 7.83 | 5.0% | | Vle | | | | | | | 37 |
| Weighted Average | | | | | 3.15 | 0.8 | 1.4 | 1.7 | 1.8 | 1.7 | 2 | *n 47.6 |

*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.



Township 55N - Range 15W

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