MISSOURI Land & Farm

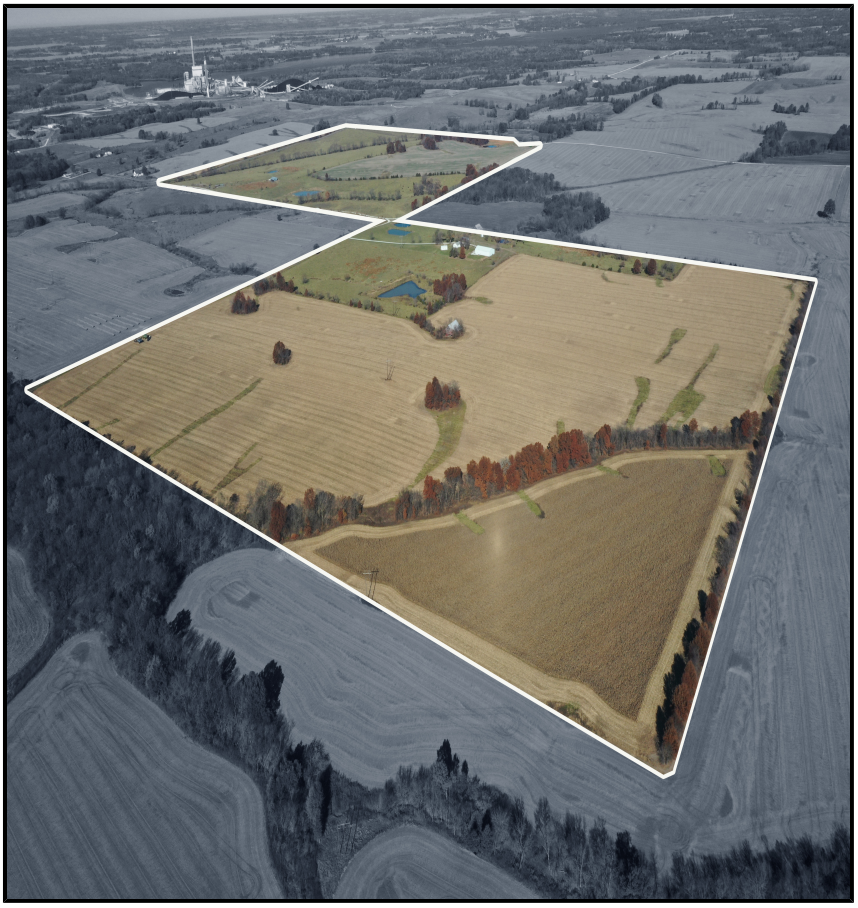
www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

318 Acre Tillable/Pasture/Hunting/Residential!!

1018 CR 1167, Clifton Hill, MO 65244

Randolph County

$2,071,300



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.
- Tract 2: 161 acres to the southeast includes over 114 tillable acres with the opportunity for more. Ponds, cattle facilities, fencing, and gates round out the acreage. A 2 bedroom farmhouse, multiple storage buildings, and a large shop make for a perfect place to live, work, or rent for additional income.

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: $1396.21



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=Corn-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 notated on Map

1:8,890

Program Year: 2023
Created: 8/28/2023
Flown: 2022-6-20

clu
crp

Farm 6099
Tract 10690

FA

FA

Aerial Map



Map Center: 39° 32' 13.76, -92° 36' 28.48

0ft 839ft 1678ft

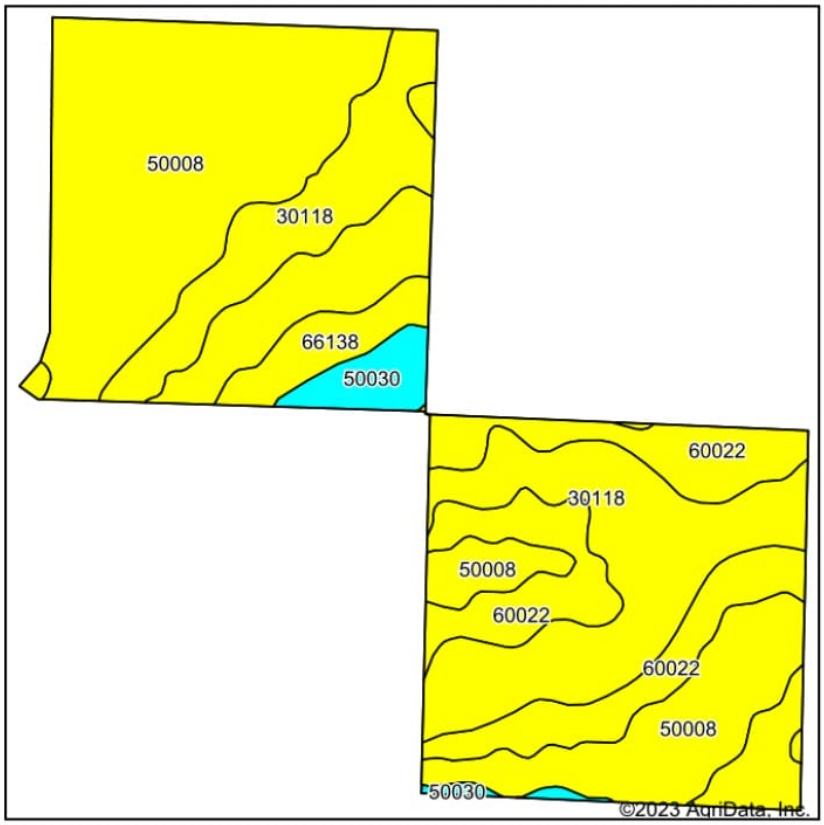
29-55N-15W
Randolph County
Missouri

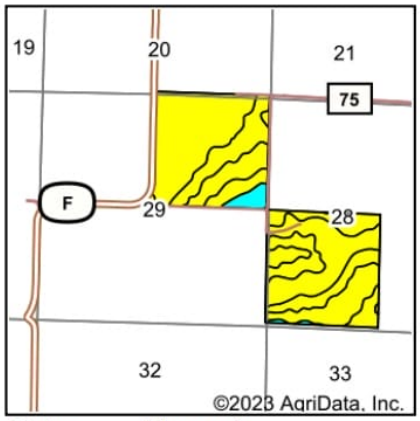
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W E
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11/22/2023

Maps Provided By:
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Soils Map





State: **Missouri**
County: **Randolph**
Location: **29-55N-15W**
Township: **Chariton**
Acres: **318**
Date: **11/22/2023**

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Soils data provided by USDA and NRCS.

Area Symbol: MO175, Soil Area Version: 24

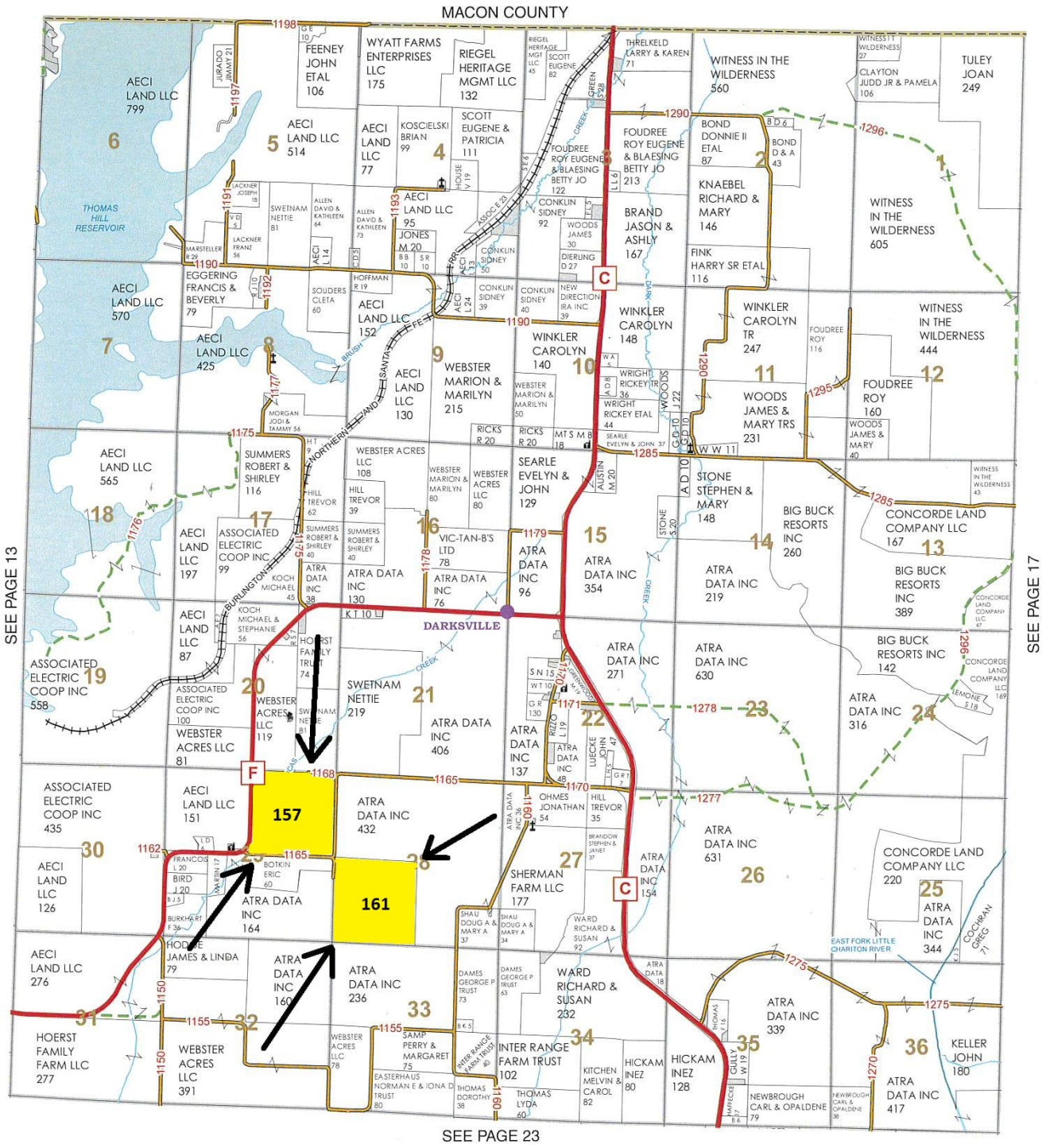
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	147.82	46.5%		IIIe							47
30118	Lagonda silt loam, 5 to 9 percent slopes, eroded	85.11	26.8%		IIIe	4	7	6	7	6	7	49
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	63.32	19.9%		IIIe							51
66138	Piopolis silty clay loam, 1 to 3 percent slopes, frequently flooded	11.89	3.7%		IIIw			7	6	7	9	57
50030	Keswick silt loam, 9 to 20 percent slopes, eroded	9.86	3.1%		VIe							37
			Weighted Average		**3.09**	**1.1**	**1.9**	**1.9**	**2.1**	**1.9**	**2.2**	***n 48.4**

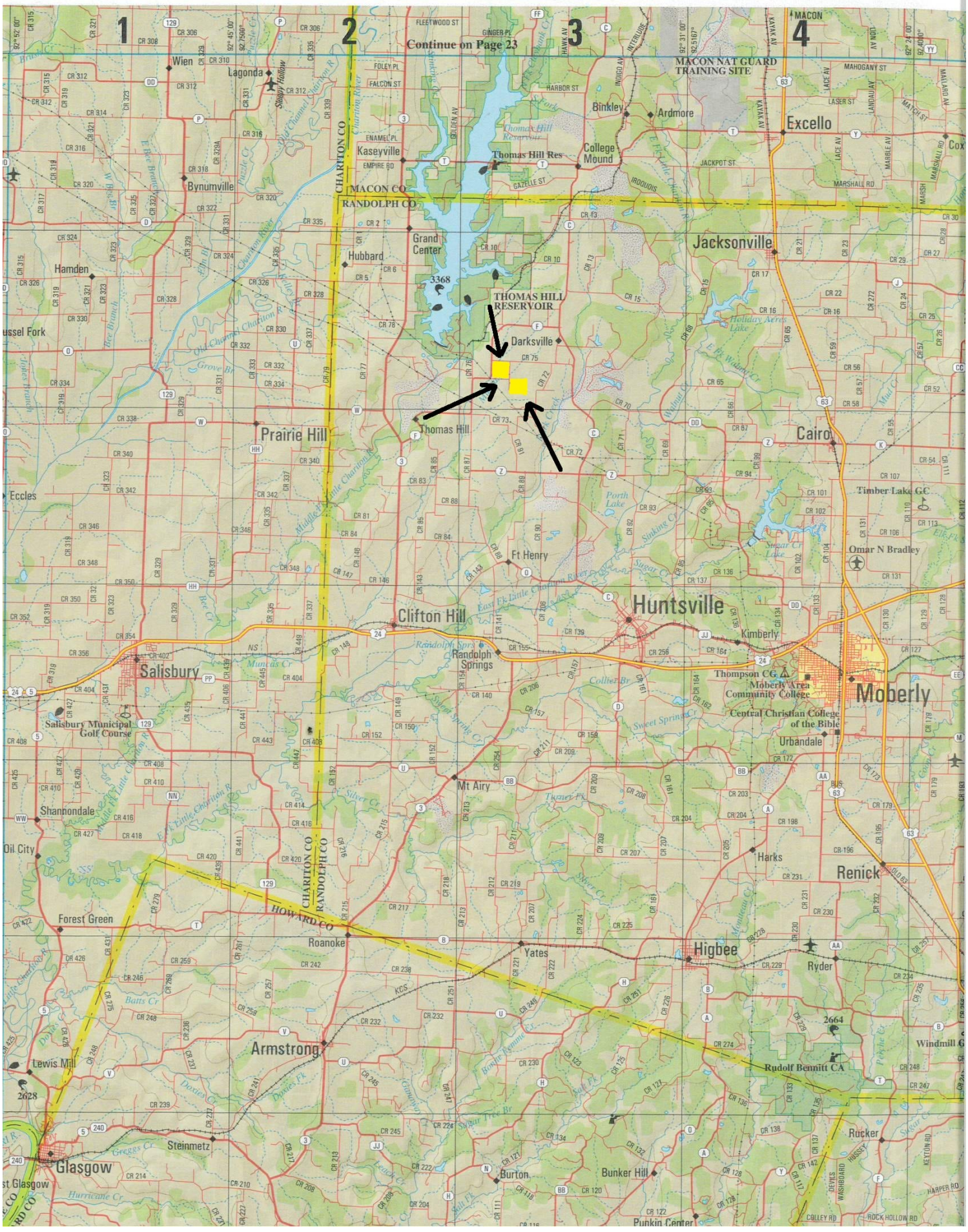
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Township 55N - Range 15W

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3
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MACON NAT GUARD TRAINING SITE
MACON
Wien
Lagonda
Binkley
Ardmore
Excello
Kaseyville
Thomas Hill Res
College Mound
Bynumville
CHARITON CO
MACON CO
RANDOLPH CO
Grand Center
Hubbard
Jacksonville
Hamden
3368
THOMAS HILL RESERVOIR
Darksville
Prairie Hill
Thomas Hill
Cairo
Timber Lake GC
Eccles
Ft Henry
Omar N Bradley
Huntsville
Clifton Hill
Kimberly
Randolph Springs
Salisbury
Thompson CG
Moberly Area Community College
Moberly
Central Christian College of the Bible
Salisbury Municipal Golf Course
Urbandale
Mt Airy
Shannondale
Oil City
Harks
Renick
Forest Green
HOWARD CO
Roanoke
Yates
Higbee
Ryder
2664
Windmill G
Armstrong
Rudolf Bennitt CA
Lewis Mill
2628
Steinmetz
Glasgow
Burton
Bunker Hill
Rucker
Punkin Center