



MISSOURI Land & Farm

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

37 Acres – Fertile Missouri River Bottom!!
(Dalton, MO)
Keytes Landing Road

\$693,750



CONTACT:

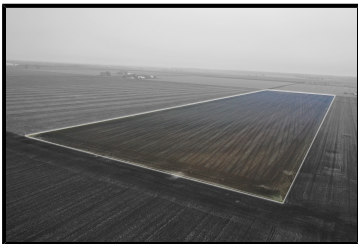


DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



37± Acres – Dalton Bottoms – Prime Tillable Farmland

Located in the highly sought-after Dalton Bottoms, this outstanding 37-acre tract lies on the south side of Keytes Landing Road, just ¾ mile west of Hwy J. This area has long been known for its fertile, deep bottom ground and consistent production year after year. Nearly 99% of the farm is tillable, making it an excellent opportunity for row-crop farmers or land investors seeking quality soil and reliable yields.

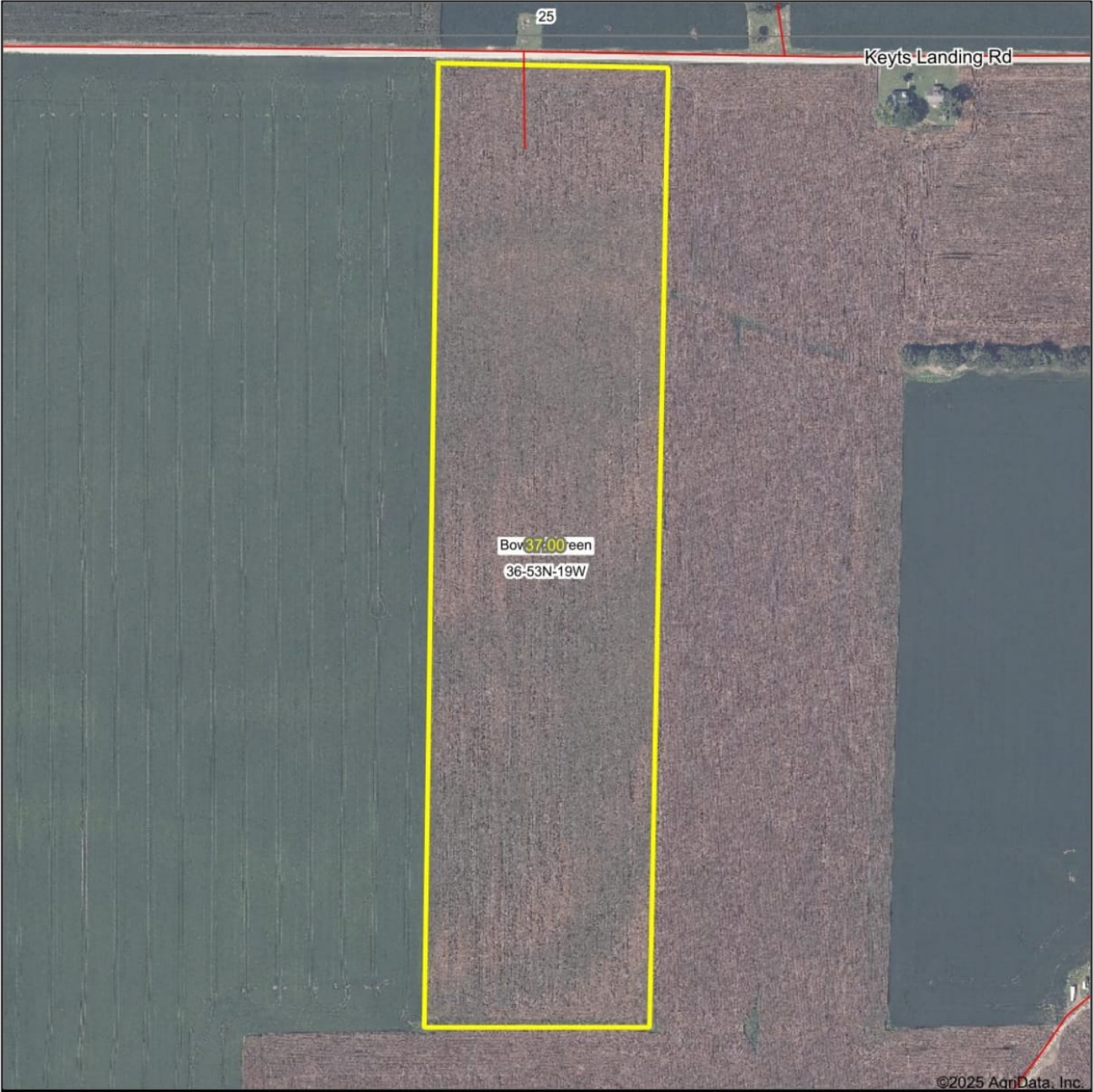
The farm consists of approximately 80% Norborne Loam and 20% Tina Silt Loam, combining for an impressive NCCPI rating of 73.5. These soils are well regarded for their productivity and moisture-holding capacity, offering the type of ground farmers dream of owning—dependable, proven, and built to perform.

This property sells free and clear of any tenant, allowing immediate possession so the new owner can take full advantage right away.

The farm is also situated in what many locals refer to as the “Golden Triangle,” just east of the well-known Dalton Cutoff Lake and north of the Missouri River. With extensive waterfowl improvements throughout the bottoms, this area holds significant numbers of waterfowl during the winter months, adding recreational appeal to an already exceptional tract.

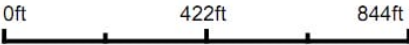
For more information, call or text **Dave Atkinson at 660-788-3333**.

Aerial Map



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Map Center: 39° 21' 32.78, -92° 59' 34.93



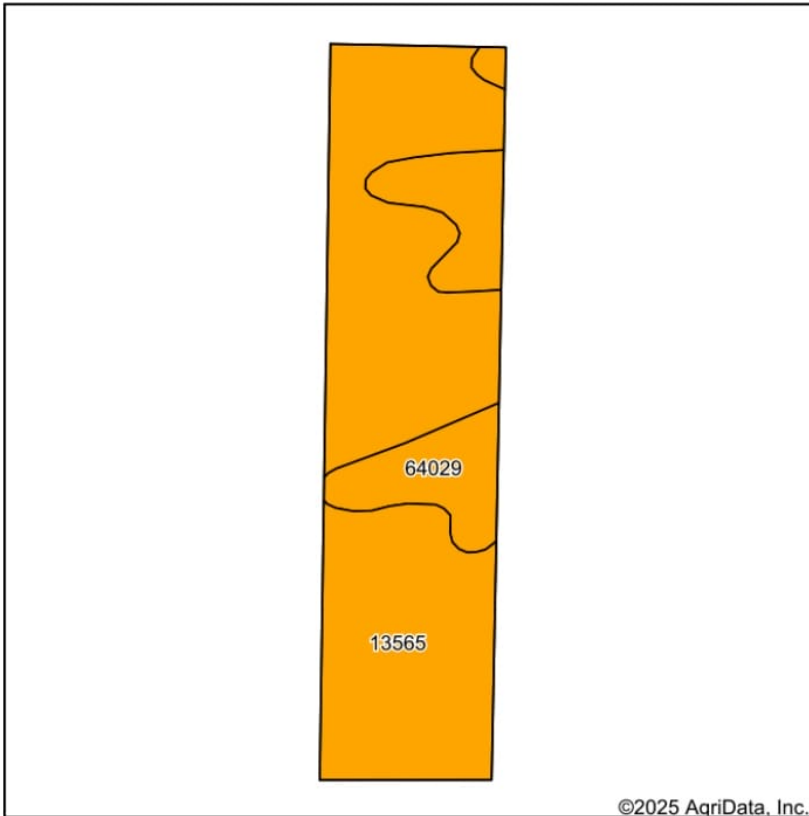
Maps Provided By:
 **surety**
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36-53N-19W
Chariton County
Missouri



12/31/2025

Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **36-53N-19W**
 Township: **Bowling Green**
 Acres: **37**
 Date: **12/31/2025**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

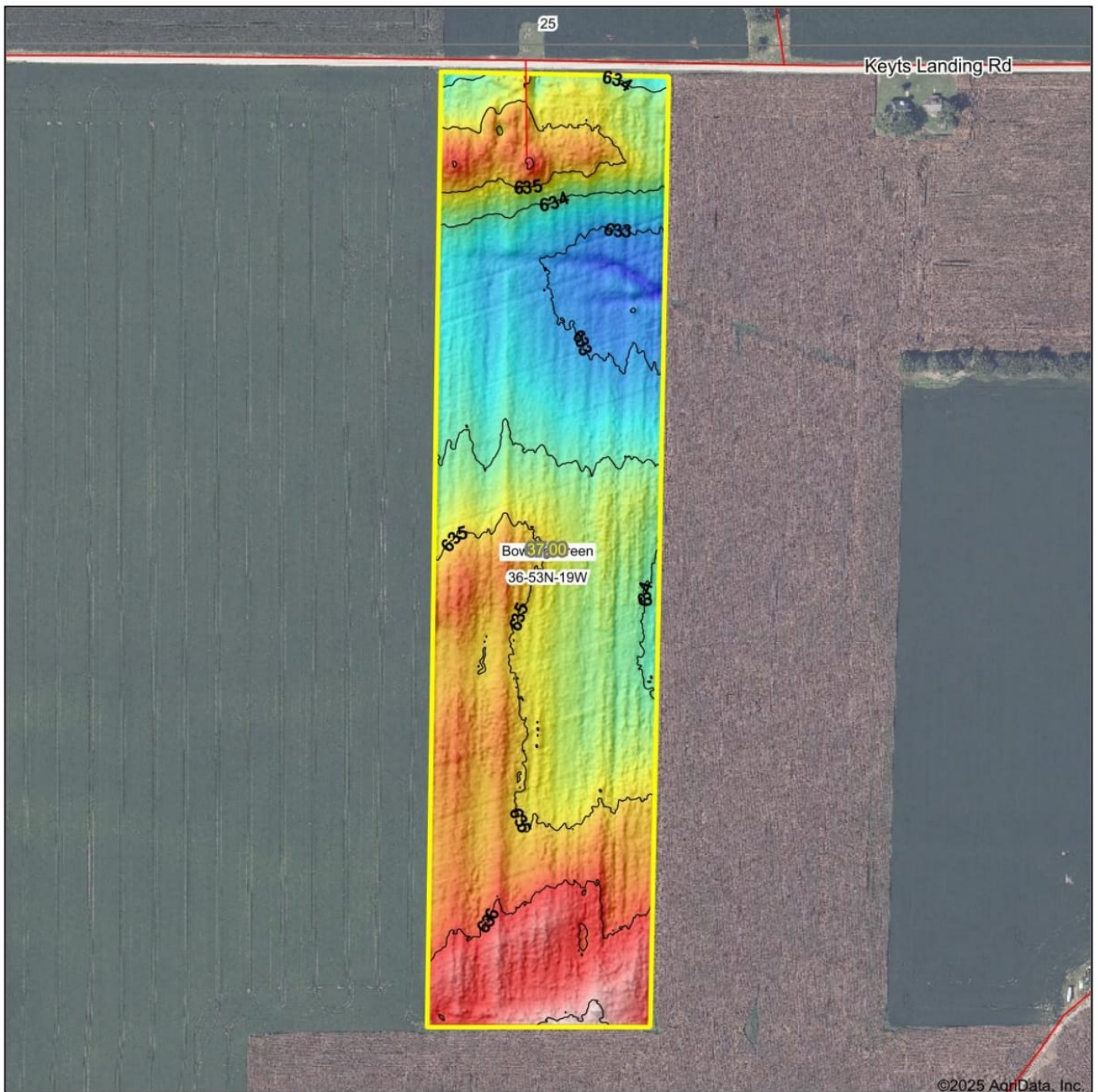
| Area Symbol: MO041, Soil Area Version: 28 | | | | | | | | | | | | |
|---|--|-------|------------------|----------------------|------------------|------------------|-------------------------|--------------------------|------------------------------|------------------|--------------------------|-------------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Alfalfa hay Tons | Caucasian bluestem Tons | Common bermudagrass Tons | Orchardgrass red clover Tons | Tall fescue Tons | Warm season grasses Tons | *n NCCPI Soybeans |
| 13565 | Norborne loam, 0 to 2 percent slopes, occasionally flooded | 29.35 | 79.3% | | Ilw | 6 | 8 | 8 | 7 | 7 | 9 | 76 |
| 64029 | Tina silt loam, 0 to 2 percent slopes, rarely flooded | 7.65 | 20.7% | | Ilw | | | 8 | 7 | 8 | 9 | 64 |
| Weighted Average | | | | | 2.00 | 4.8 | 6.3 | 8 | 7 | 7.2 | 9 | *n 73.5 |

*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



Source: USGS 1 meter dem
Interval(ft): 1
Min: 632.3
Max: 637.4
Range: 5.1
Average: 634.7
Standard Deviation: 1.02 ft



36-53N-19W
Chariton County
Missouri

Boundary Center: 39° 21' 32.78, -92° 59' 34.93

T52N - R19W

See Page 51



Saline County

Chariton County Commission

Tony McCollum - Presiding Commissioner
 Danny Price - Western District Commissioner
 Steve Atkinson - Eastern District Commissioner

Data Courtesy Chariton County Geographic Information System

Darrin Gladbach - Assessor

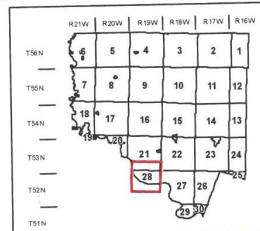
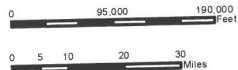
This data was primarily developed for tax purposes and is not considered survey accurate.

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