



# MISSOURI Land & Farm

[www.missourilandandfarm.com](http://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:

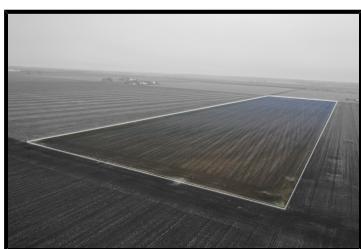


**DAVE ATKINSON**

Sales & Auctioneer

660-788-3333

[datkinson@missourilandandfarm.com](mailto: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  $\frac{3}{4}$  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.

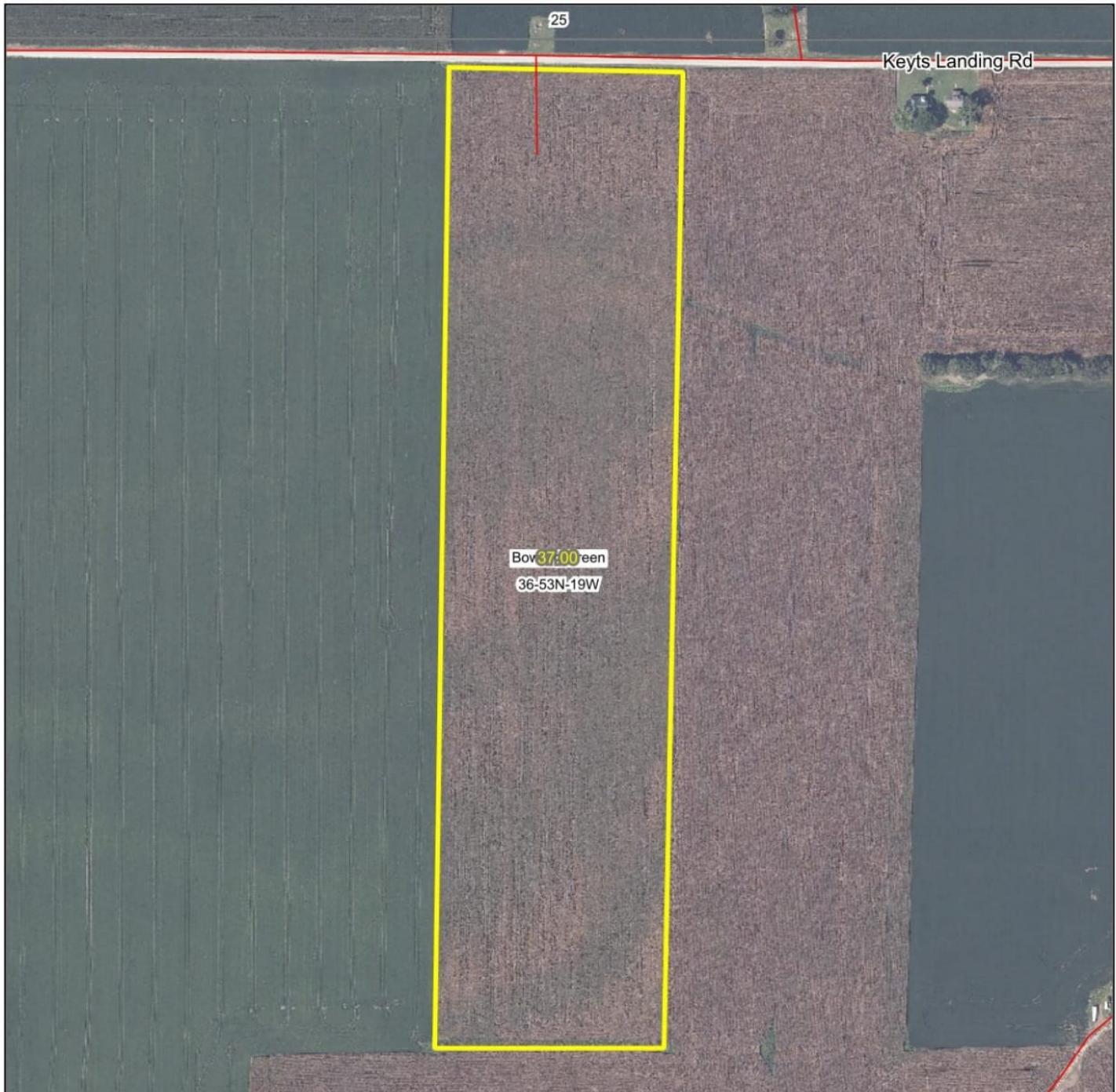
The farm is also situated in what many locals refer to as the “Golden Triangle,” just east of the well-known Dalton Cutoff Lake and north of the Missouri River. With extensive waterfowl improvements throughout the bottoms, this area holds significant numbers of waterfowl during the winter months, adding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

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

FA

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## Aerial Map



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

0ft 422ft 844ft

36-53N-19W  
Chariton County  
Missouri



12/31/2025

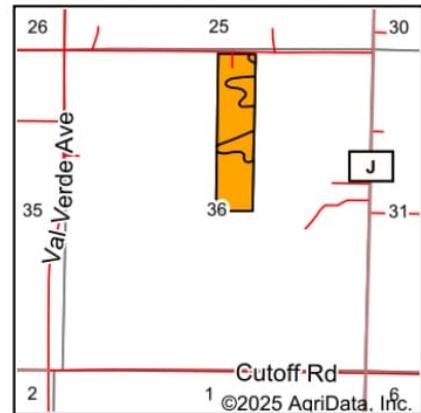
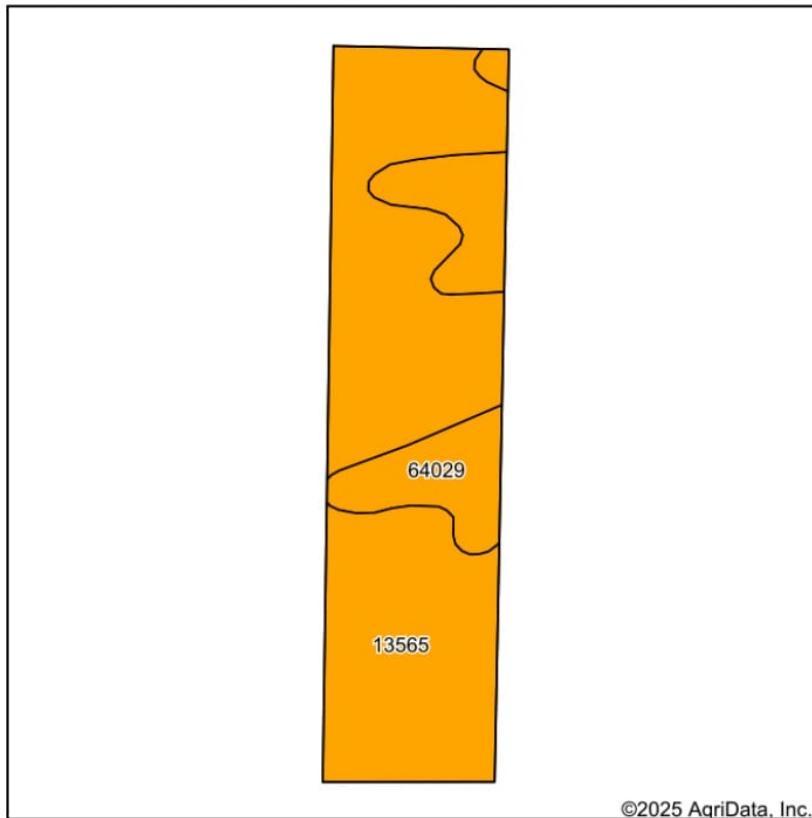
Maps Provided By



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## Soils Map



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

Maps Provided By  
 surety  
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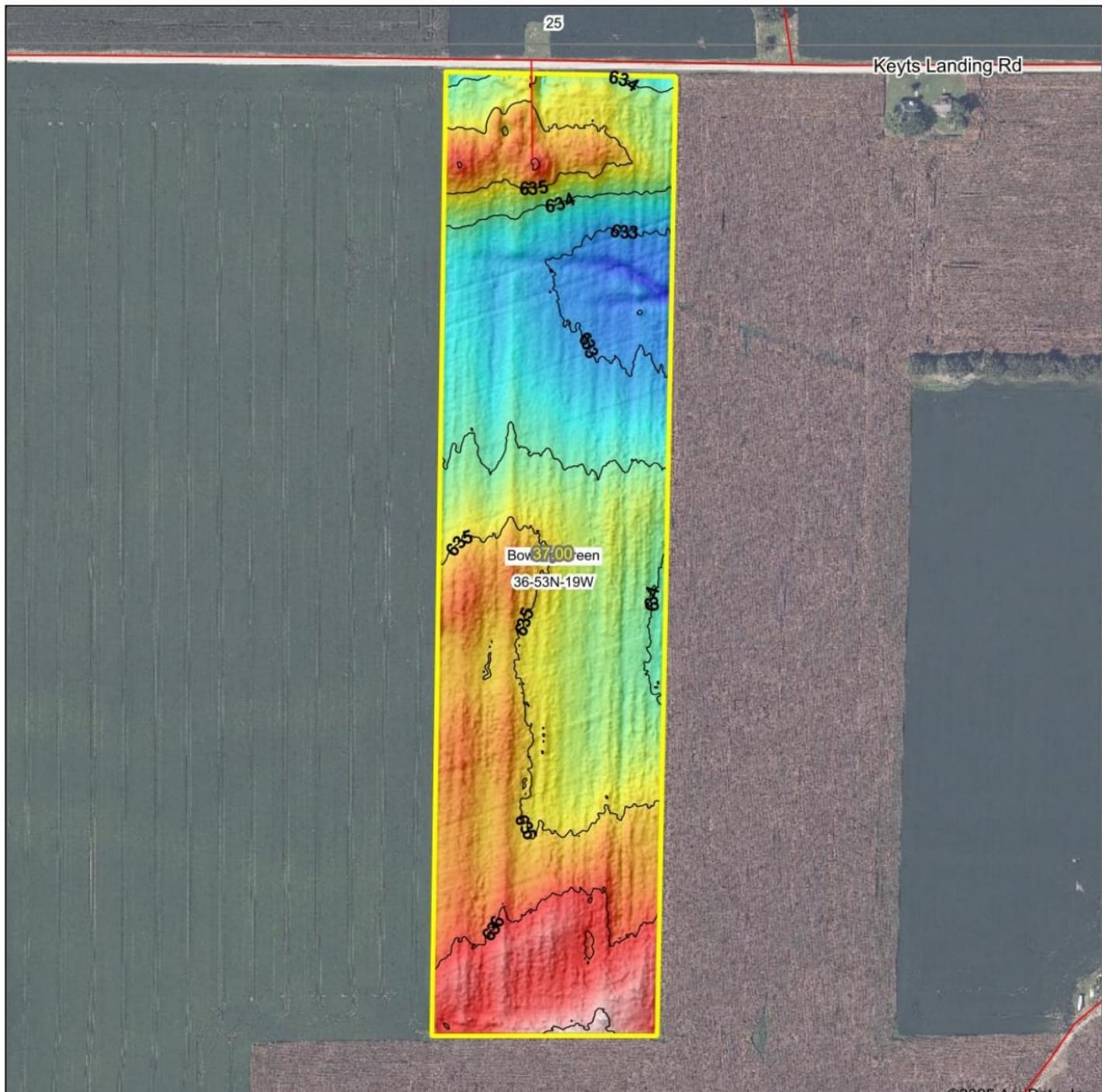


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
13565	Norborne loam, 0 to 2 percent slopes, occasionally flooded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

\*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

0ft 425ft 850ft

Interval(ft): 1

Min: 632.3

Max: 637.4

Range: 5.1

Average: 634.7

12/31/2025



36-53N-19W  
Chariton County  
Missouri

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

Maps Provided By:

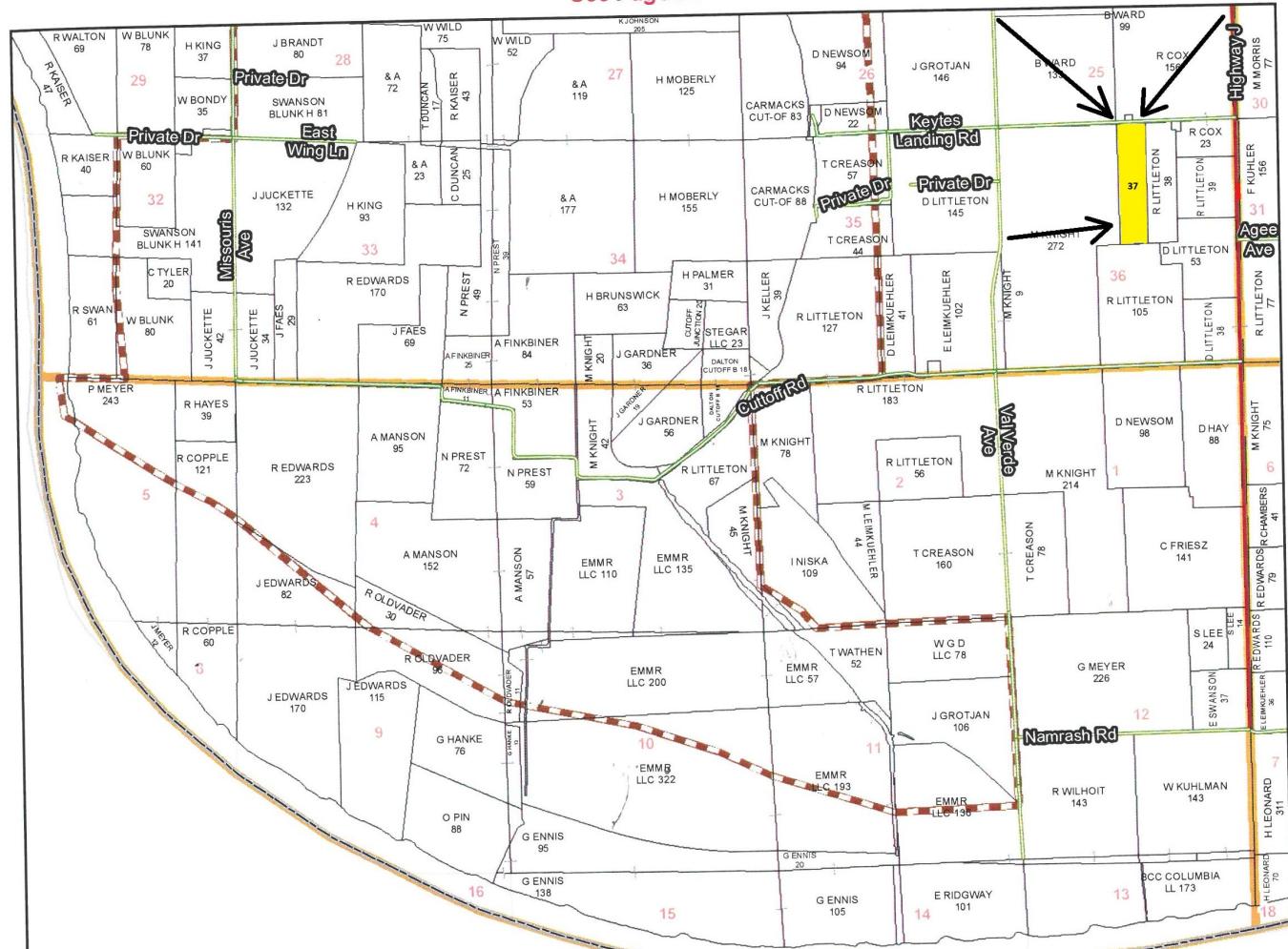


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# T52N - R19W

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**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:**

**MIDLAND**  
**GIS Solutions**  
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