



MISSOURI Land & Farm

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

**38.5 Acres Beautiful Pasture Farm/
Building Spot!!**

HWY 5

Chariton County

\$211,750



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



Unfortunately if your a buyer this property went under contract immediately.

It consisted of 38.5 Acres of well maintained pasture.

This property is sure to make the new buyers a great place to build their new home with a great location.

If you would like added to the list of buyers we are actively searching for give us a call today and let us know what your looking for.

Due to the interest in this property if you have a similar property and would like to talk about selling we have buyers waiting.

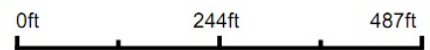
Call Jeff Quinn 660-734-3925 for more information.

Aerial Map



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Map Center: 39° 38' 57.26, -92° 57' 1.62



20-56N-18W
Chariton County
Missouri



1/31/2023

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



©2023 AgriData, Inc.

Map Center: 39° 38' 57.16, -92° 57' 1.51



20-56N-18W
Chariton County
Missouri

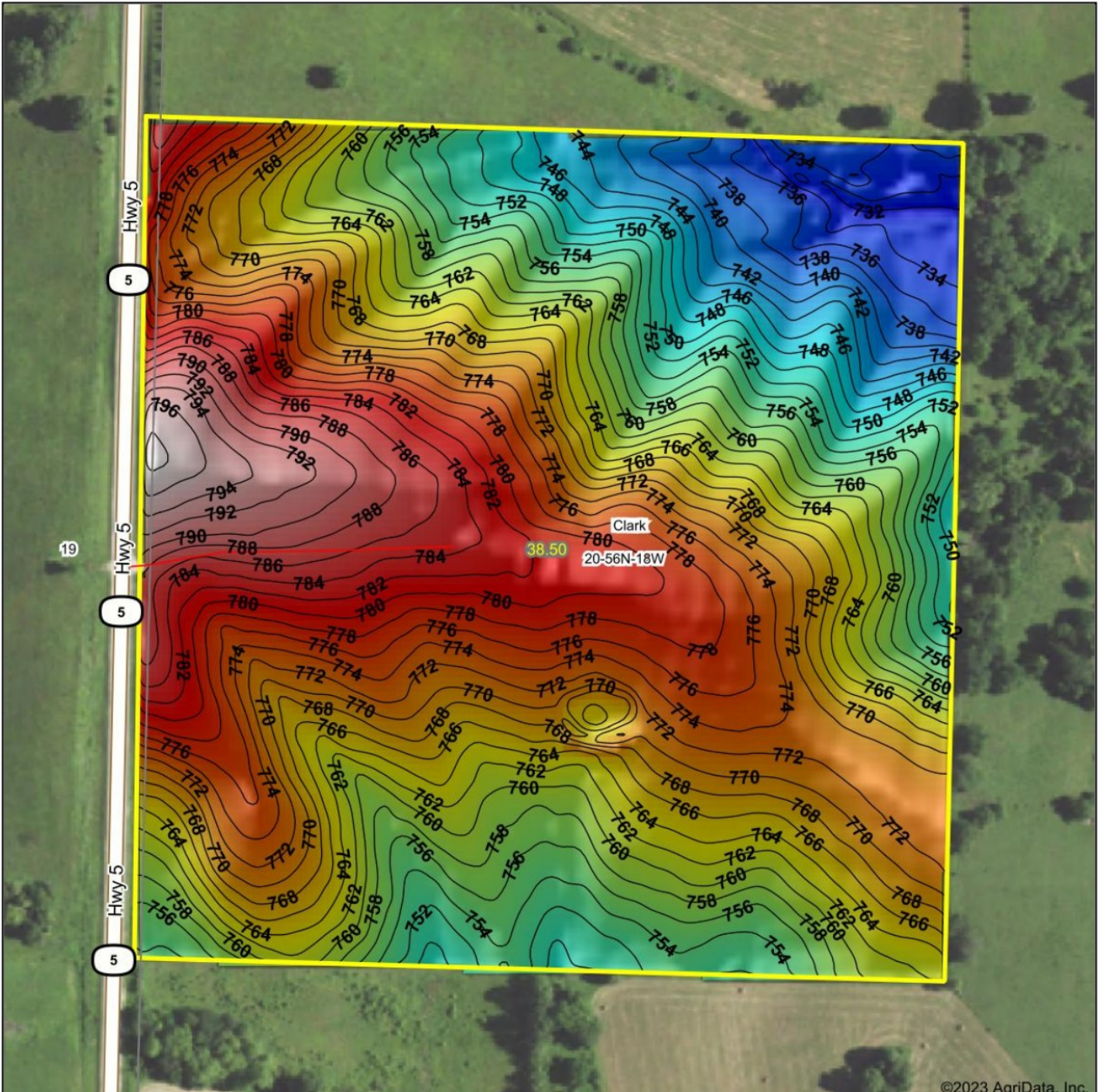


1/31/2023

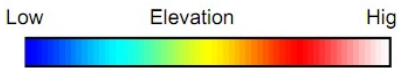
Maps Provided By:

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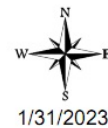
Topography Hillshade



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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 730.4
 Max: 798.9
 Range: 68.5
 Average: 765.7
 Standard Deviation: 14.3 ft

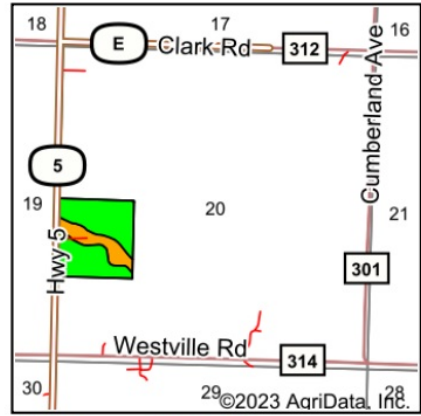
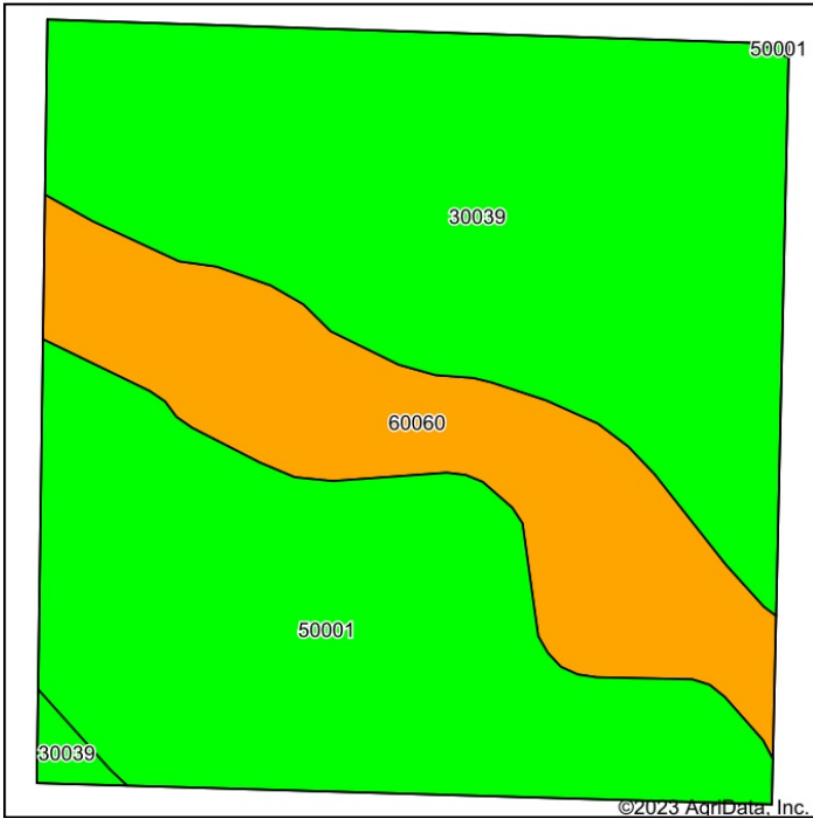


20-56N-18W
Chariton County
Missouri

map center:39° 38' 57.16, -92° 57' 1.51



Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **20-56N-18W**
 Township: **Clark**
 Acres: **38.5**
 Date: **1/31/2023**



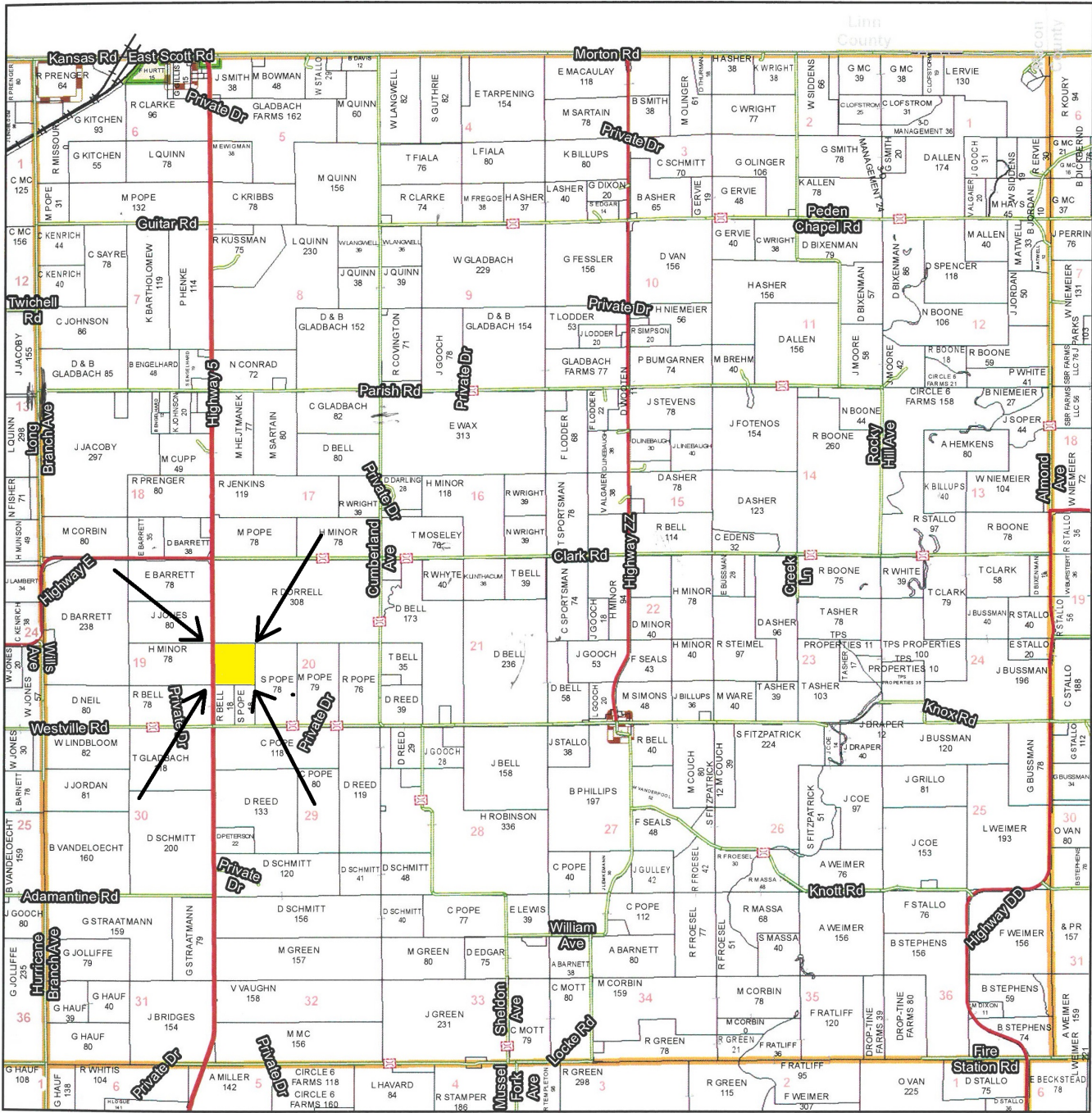
Soils data provided by USDA and NRCS.

Area Symbol: MO041, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Soybeans
30039	Armstrong loam, 9 to 14 percent slopes, eroded	17.20	44.7%		IVe	46
50001	Armstrong loam, 5 to 9 percent slopes, eroded	13.29	34.5%		IVe	49
60060	Bevier silty clay loam, 2 to 5 percent slopes, moderately eroded	8.01	20.8%		IIe	48
Weighted Average					3.58	*n 47.5

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

T56N - R18W



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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
 Darin Gladbach - Assessor

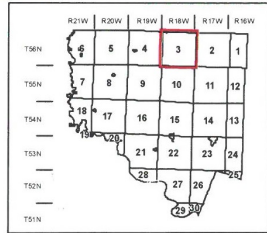
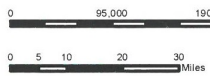
This data was primarily developed for tax purposes and is not considered survey accurate.

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