



# MISSOURI Land & Farm

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## 41.36 Acres Equestrian Farm with Horse Stable Building!!!

34474 Lion Ave, Macon Mo 63552

Macon County

**\$528,000**



### CONTACT:



**JERRY CRUTCHFIELD**

Sales

660-670-1249

[jerrydc@cvalley.net](mailto:jerrydc@cvalley.net)



This one of a kind 40 acre farm is one of the best horse set ups a person has seen. The property includes a 1648 square foot home built in 1998 with a 28'x56' shop w/concrete floor. A 94'x108' 31 built in 2019 box stall barn with concrete and 48'x80' shelter on West side. Full hayloft 10'x16' shower room, 18'x30' shaving's room in main barn. Tons of continuous fence, freeze proof water. Pond, good fences, several hydrants on property. 16x32 shelter and 12x16 fenced chicken coop lots of upgrades a must see Call Jerry Crutchfield 660-670-1249 or Dave Atkinson 660-788-3333

FA

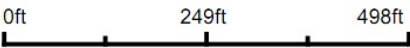


Aerial Map



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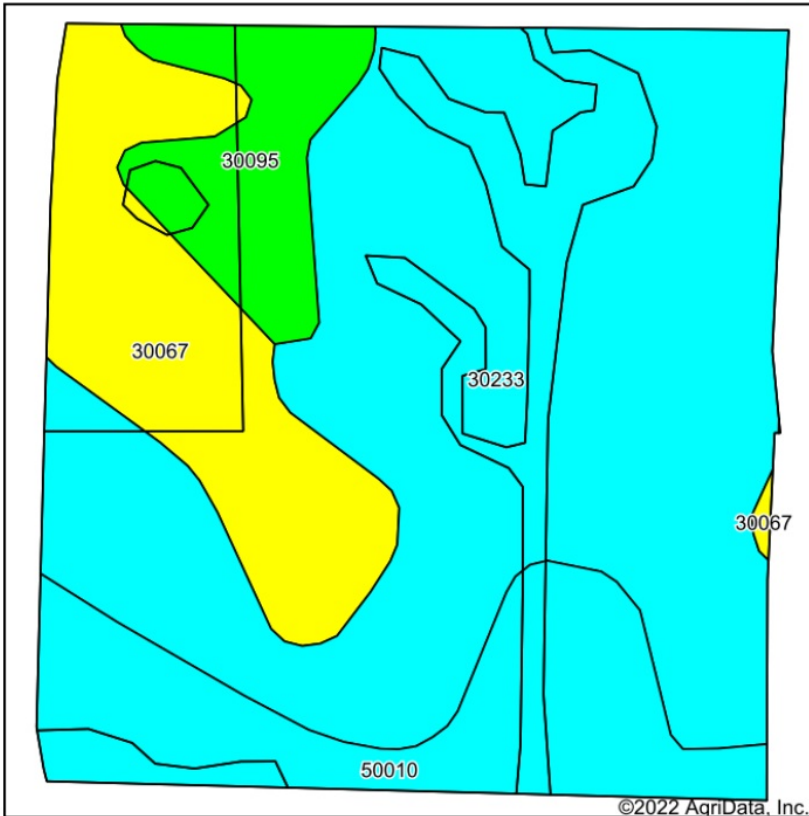
Map Center: 39° 41' 12.01, -92° 25' 32.66



**1-56N-14W**  
**Macon County**  
**Missouri**



# Soils Map



State: **Missouri**  
 County: **Macon**  
 Location: **1-56N-14W**  
 Township: **Narrows**  
 Acres: **40.95**  
 Date: **12/26/2022**

Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO121, Soil Area Version: 25														
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 AUM	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans	
30233	Keswick clay loam, 9 to 20 percent slopes, severely eroded	24.42	59.6%		Vle	5	7	6	7	6	6	7	28	
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	6.81	16.6%		Ille	5	8	7	8	7	7	8	51	
50010	Winnegan loam, 14 to 20 percent slopes, eroded	6.48	15.8%		Vle	5	7	6	7	6	6	7	38	
30095	Keswick clay loam, 5 to 9 percent slopes, eroded	3.24	7.9%		IVe	4	7	6	7	6	6	7	41	
Weighted Average					5.34	4.9	7.2	6.2	7.2	6.2	6.2	7.2	*n 34.4	

\*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.

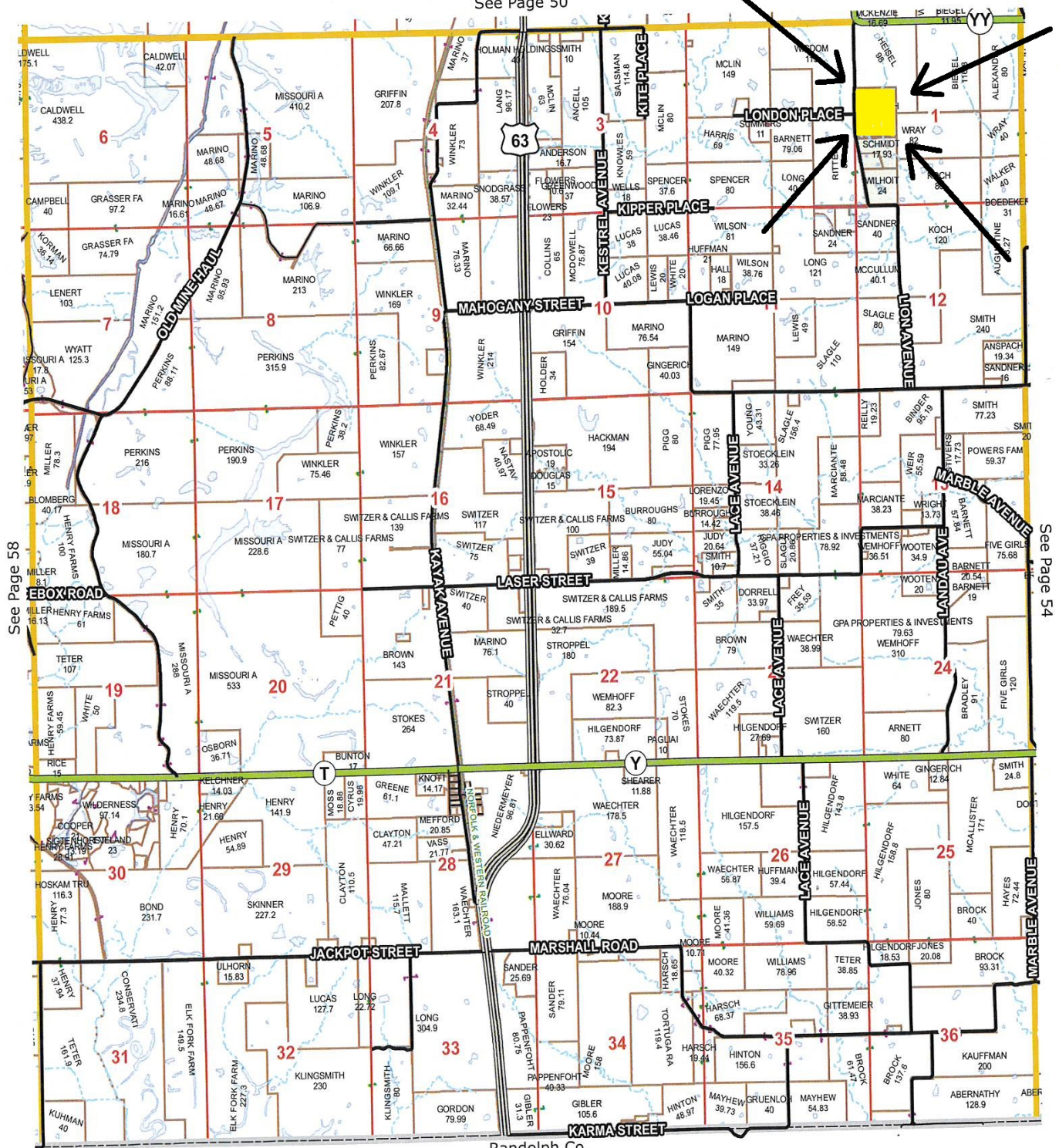




# Narrows Township 22

## T-56-N R-14-W

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Randolph Co.