



MISSOURI Land & Farm

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

434 Acre Carroll County – Premium Missouri River Bottom Farm !!

29026 County Road 161, Norborne, MO 64668

Carroll County

\$5,950,000



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



434+ Acres of Premier Missouri River Bottom Farmland – Exceptional Productivity & Investment Appeal

This 434+ acre offering represents a rare opportunity to acquire highly productive Missouri River bottom ground—land that has long been recognized for its yield consistency, soil strength, and long-term appreciation. Properties of this caliber are increasingly scarce, making this tract especially attractive to farmer-operators and agricultural investors seeking both immediate income potential and enduring asset security.

Superior Access & Operational Efficiency

The farm boasts extensive road frontage along the south and east boundaries, served by well-maintained county roads that allow dependable, year-round ingress and egress. Excellent access supports large modern equipment, streamlines planting and harvest operations, and reduces hauling time and equipment wear—key advantages for both owner-operators and tenant farmers.

Strategic Proximity to Premium Grain Markets

Located just 5 to 20 miles from multiple high-capacity grain outlets—including ethanol plants, rail terminals, and river terminals—this farm benefits from some of the strongest basis opportunities in the region. Local buyers consistently offer competitive cash bids, enabling producers to capture premium pricing with minimal transportation costs. Additional marketing flexibility is provided by proximity to Kansas City (less than one hour), home to major end-users and extensive rail and river infrastructure.

Top-Tier Soils & Tillable Acres

Of the 434 total acres, approximately 408.5 acres are tillable. FSA maps show 405 but with recent clean up another 3.5 acres have been gained around the house. These acres feature an outstanding soil profile dominated by Class I Cotter Silt Loam, along with highly productive Class II soils including Bremer, Haynie, and Parkville, and Class III Waldron. This soil mix supports strong yields, excellent water-holding capacity, and long-term sustainability.

Improvements & Infrastructure

The property is well-improved with functional Ag infrastructure, including a 60' x 120' Morton machine shed with oversized doors, a 40' x 60' shop with concrete floor, approximately 40,000 bushels of grain storage (one bin requiring roof and ring repair), a 500,000-gallon Harvestore Slurrystore, three additional Harvestore silos, and a centrally located drilled water well. A two-story 4-bedroom, 1.5-bath farmhouse (~3,000 sq. ft.) is present and in need of significant repair. Several smaller obsolete grain bins offer potential salvage or recreational value. These improvements provide practical utility and potential depreciation benefits.

Flexible Transition & Investment Strength

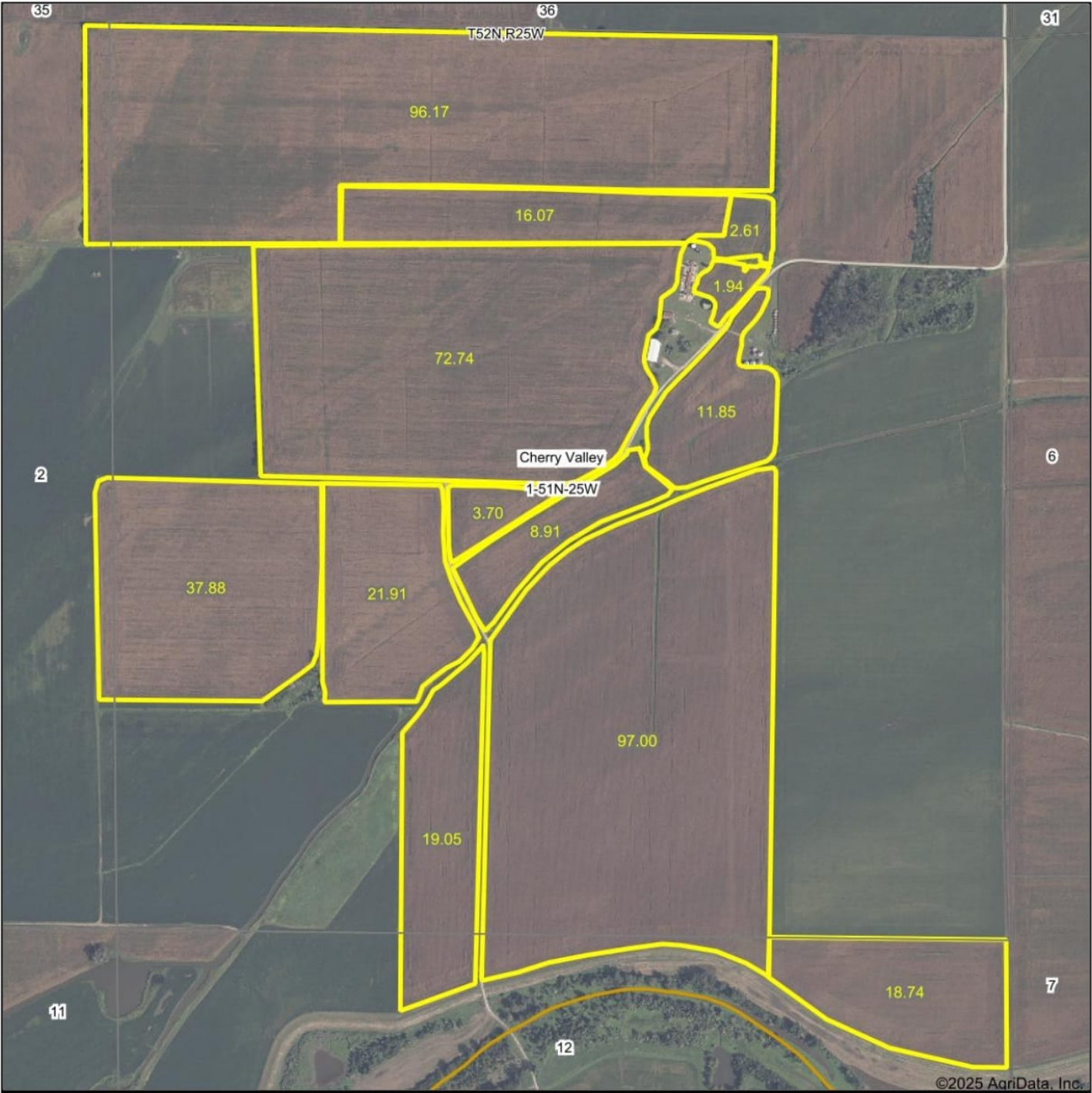
All farming and hunting leases will be terminated at closing, granting the buyer full control. The current operator has maintained the farm well and is willing to remain as a tenant at top market rates, should the buyer desire. There is additional property that can be added or this property may be split pending seller approval.

Estimated Real Estate Taxes: \$5,612.31

For additional information, contact **Dave Atkinson** at **660-788-3333** (call or text).

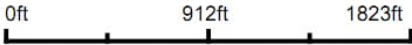
Taxes: Approx \$5612.31

Aerial Map



©2025 AgriData, Inc.

Map Center: 39° 15' 19.69, -93° 39' 14.12



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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1-51N-25W
Carroll County
Missouri

12/30/2025



**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) for exact wetland boundaries and determinations, or contact NRCS.

Pg 2 of 8 T-559

Carroll Co. FSA

SB=soybn-com-gr; C=corn-Yel-gr
WHT=wheat-srw-gr; O=oats-spr-fg
CLOVR=Clovr-Red-fg; ALF=ALFAL-fg
MILO=Sorgh-grs-gr; CTN=Cotton-Upland
FG=mixfg-fg; GZ=mixfg-gz; LS=mixfg-ls
CCM=covrc-mix-co; CCB=covrc-bob-co; CCC=co
vrc-ceg-co; SWT=corn-sweet-fh; AMY=corn-am
y-gr; All fields are Non-Irrigated
*Unless notated on Map

1 inch equals 660 feet

Program Year: 2021

Created: 3/1/2021

Flown: 2020-07-10

clu

crp

plss

**Farm 593
Tract 559**





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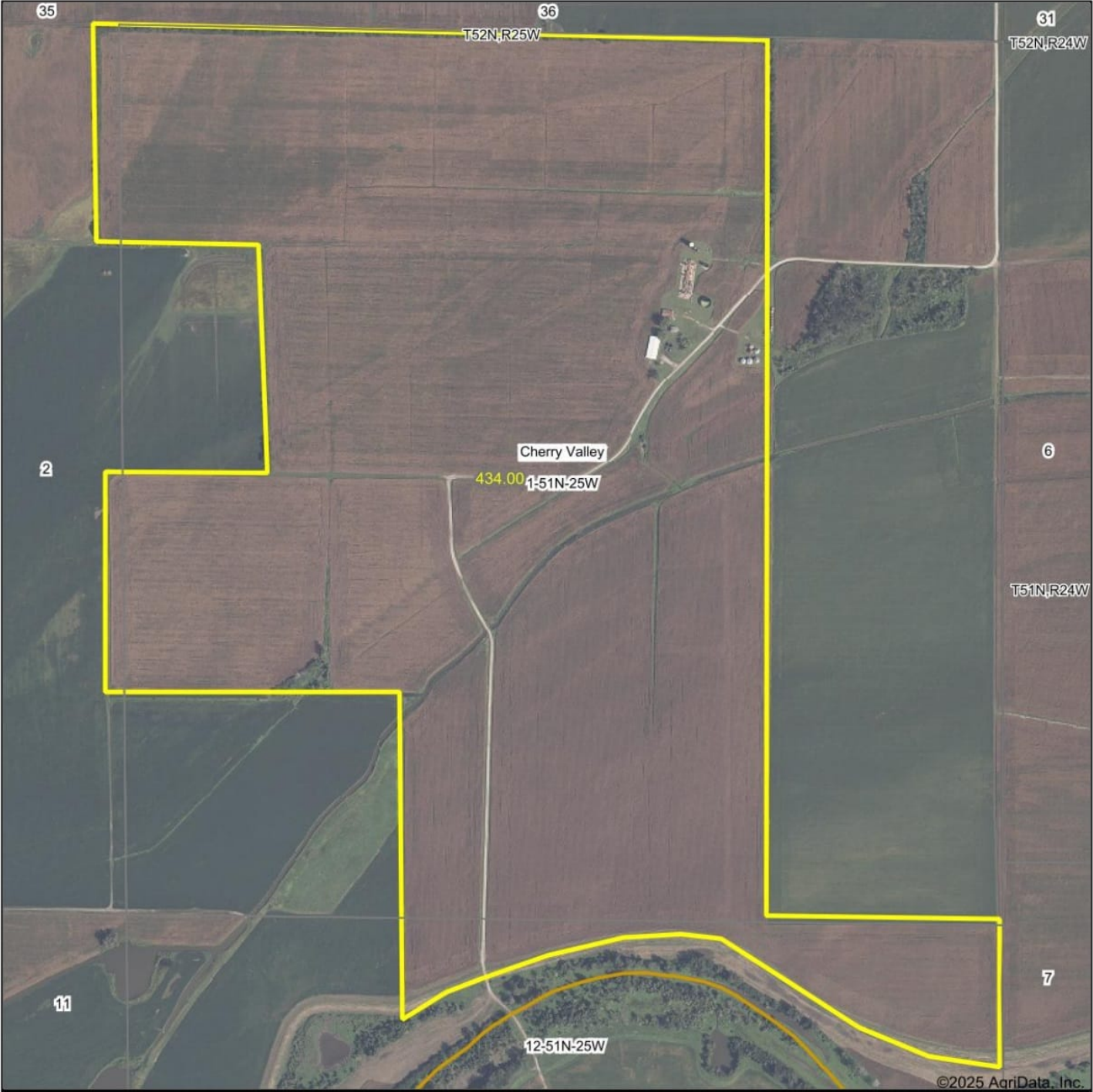
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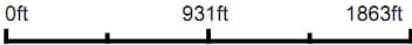


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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Com berm Tons
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	221.18	54.1%		IIw			
13570	Parkville silty clay loam, 0 to 2 percent slopes, occasionally flooded	95.63	23.4%		IIw			
13527	Haynie very fine sandy loam, 0 to 2 percent slopes, occasionally flooded	32.92	8.1%		IIw			
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	24.52	6.0%		IIIw			
13565	Norborne loam, 0 to 2 percent slopes, occasionally flooded	17.02	4.2%		IIw	6	8	
13512	Cotter silt loam, 0 to 2 percent slopes, rarely flooded	9.54	2.3%		Iw	6	8	
36023	Landes fine sandy loam, 0 to 2 percent slopes, occasionally flooded	2.76	0.7%		IIw	6	8	
66007	Leta silty clay	2.63	0.6%		IIw			

