



MISSOURI Land & Farm

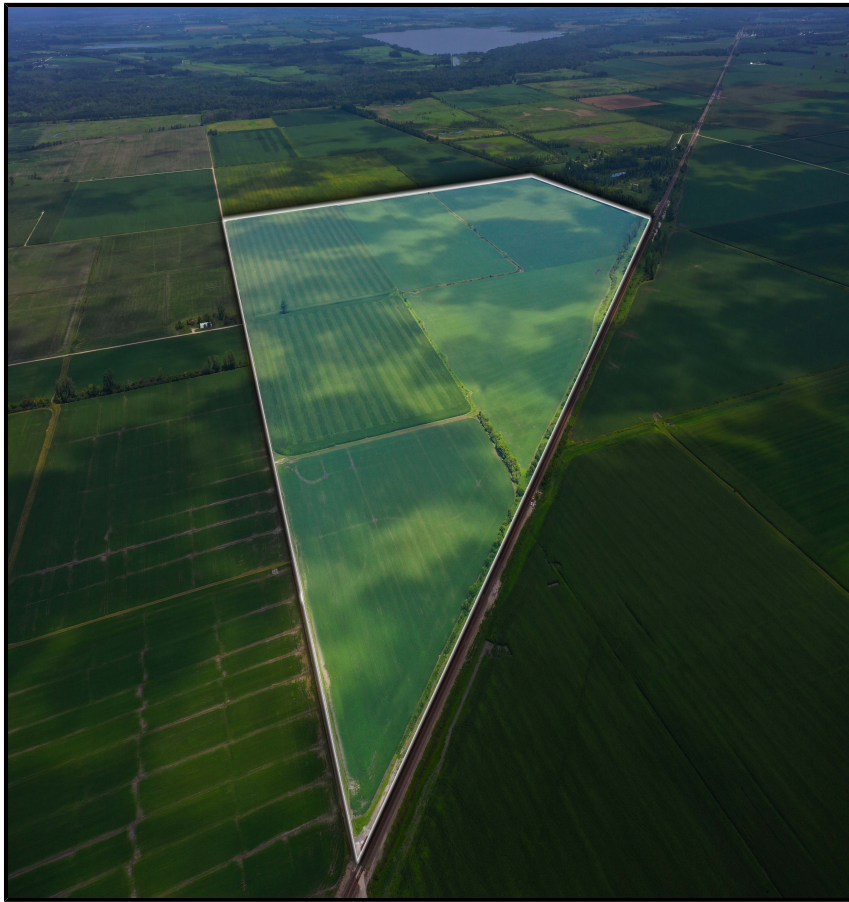
www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

441 Acres Chariton Co. Bottom Ground w/Swan Lake Proximity!!

Atchison Ave & Eagle Rd, Whitham, MO 65286

Chariton County

\$5,150,000



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com

“Don’t wait to buy land. Buy land and wait” - Will Rogers

A large, contiguous tract of prime tillable acreage is perhaps the most coveted real estate category in history, for many reasons.

The scarcity, productivity, and security of top quality, premium farmland in the Midwest combine to create a unique investment opportunity. Perhaps that investment is in the interest of solidifying your portfolio with safe and solid income... or perhaps that investment is in the future of your generational family farming operation.

This 441 acre farm on the triplet prairie near Whitham Missouri is a farm the likes of which rarely becomes available for purchase. This fertile region of Chariton County is a highly productive flatland area east and elevated above the grand River bottoms and is known for its fertile soils and outstanding crop yields.

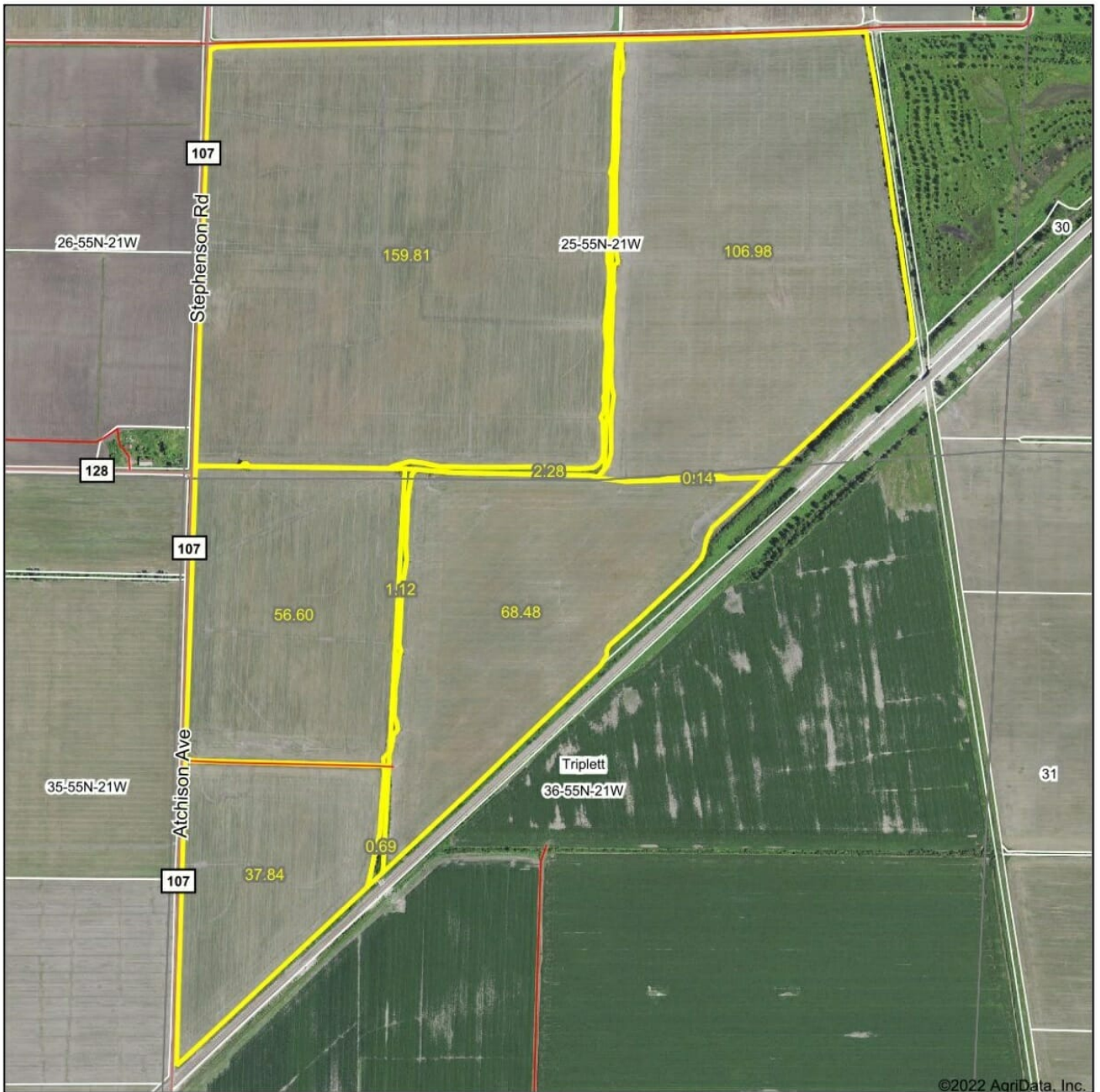
With a regular crop rotation, highly sought after tillable soils, a history diligent care, excellent gravel road access, well-maintained drainage, this farm checks all of the boxes when it comes to a tillable piece of farmland.

Whether you plan to add to your farming operation, or take advantage of premium cash - rent bids from local farmers, the farm produces substantial annual income. The farm offers 430 tillable acres that will attract farmers from all around. Cash rent bids from eager renters are already coming in at \$300+.

Additionally, the property lies just south of Swan Lake National Wildlife Refuge, and is in close proximity to some of the finest private waterfowl hunting properties in the Midwest. The layout of the farm lends itself to development, and if desired....could be an incredibly impressive duck hunting farm.

For more information on this prime tillable opportunity in Chariton County Missouri, contact Dave Atkinson with Missouri Land & Farm at 660-788-3333
Taxes: 1682.89

Tract 1 - FSA Map



Map Center: 39° 32' 28.4, -93° 12' 43.49

0ft 988ft 1975ft

36-55N-21W
Chariton County
Missouri



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



**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.

Chariton Co. FSA

DC = Double Crop
C = Corn - Yel - GR
SB = Soybn - Com - GR
Milo = Sorgh - GRS - GR
Wht = Wheat - SRW - GR
Hay = MIXFG - LGM - FG
P - MIXFG - LGM - GZ
LS - MIXFG - LGM - LS
*Unless notated on Map

1 inch equals 660 feet

Program Year: 2022

Created: 12/21/2021

Flown: 2020-07-10



clu
crp
blss

**Farm 4138
Tract 257**



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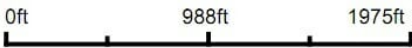
- clu
- crp
- plss

**Farm 4138
Tract 258**

Tract 1 - 441 Acres



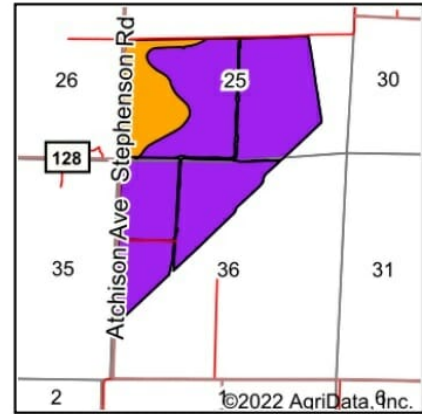
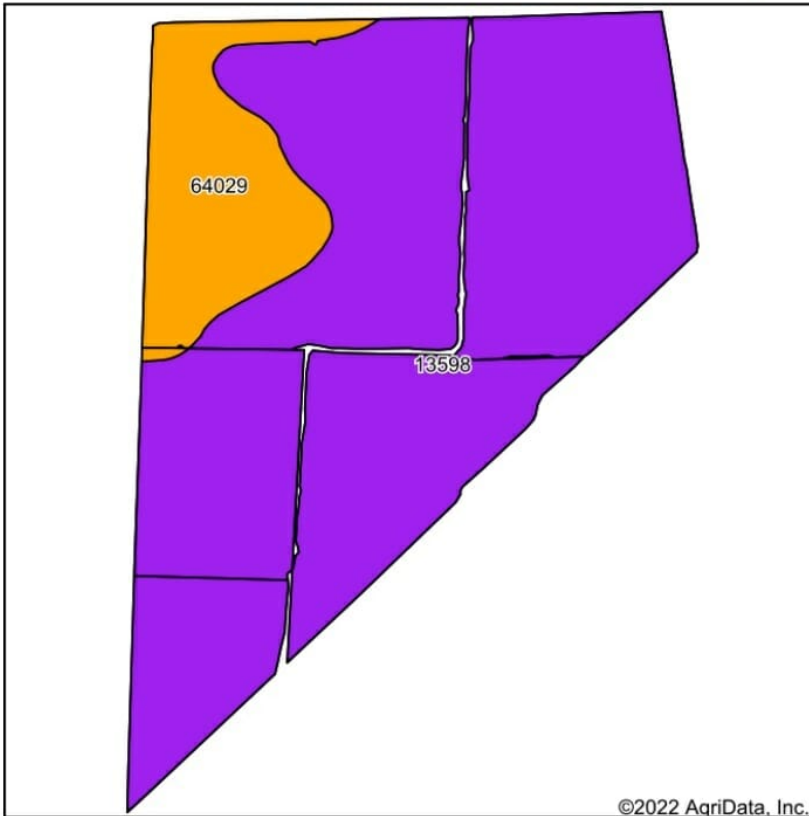
Map Center: 39° 32' 28.45, -93° 12' 44.44



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36-55N-21W
Chariton County
Missouri

Tract 1-Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **36-55N-21W**
 Township: **Triplett**
 Acres: **429.71**
 Date: **7/6/2022**

Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: MO041, Soil Area Version: 24										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
13598	Booker silty clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	365.15	85.0%		Vw					15
64029	Tina silt loam, 0 to 2 percent slopes, rarely flooded	64.56	15.0%		Ilw	8	7	8	9	64
Weighted Average					4.55	1.2	1.1	1.2	1.4	*n 22.4

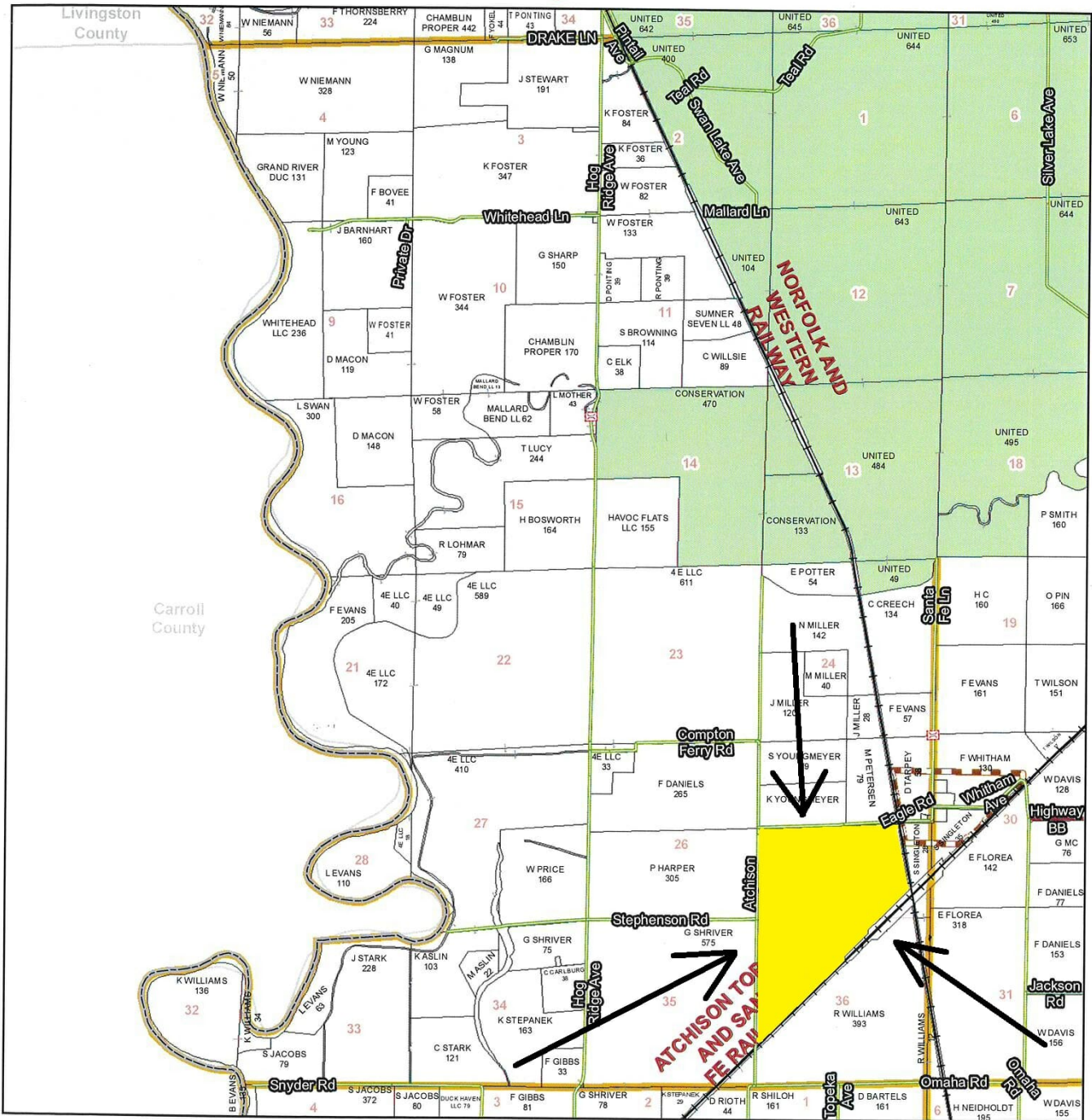
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T55N - R21W

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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.

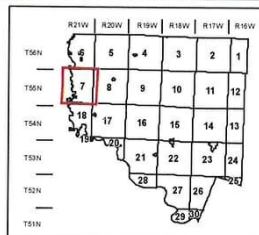
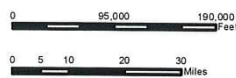
Most parcels > 10 ac labeled

GIS & Map Development By:



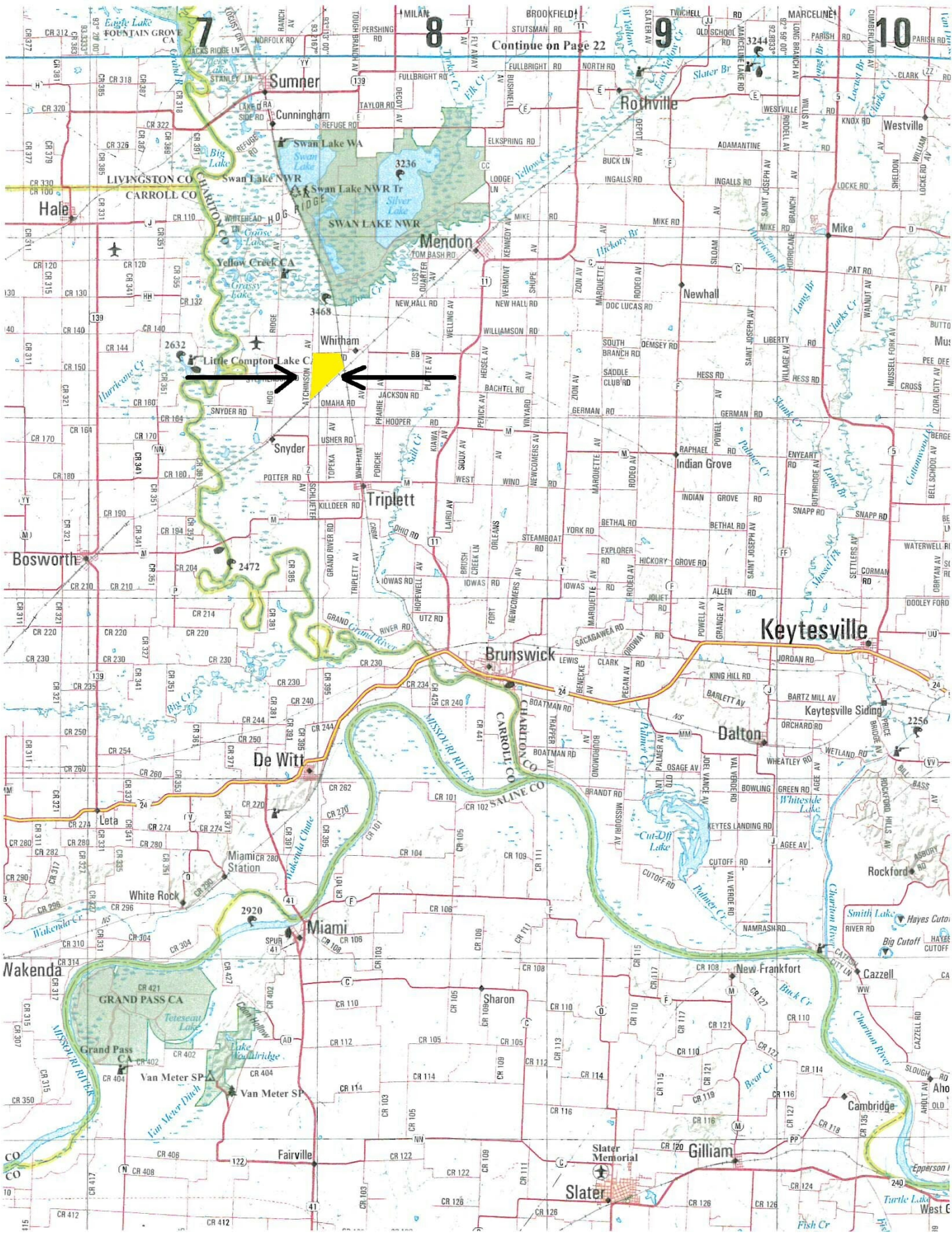
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Legend

- 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



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