



# MISSOURI Land & Farm

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**657.9 ACRES – CARROLL COUNTY-  
PREMIUM TILLABLE BOTTOMLAND!!**

**29026 County Road 161, Norborne, MO 64668**

Carroll County

**\$8,000,000**



**CONTACT:**



**DAVE ATKINSON**

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



# Premier Carroll County Missouri River Bottom Farm

**657.9± Acres | Baltimore Bend Area | Norborne, Missouri**

**Large, highly productive Missouri River Bottom farms in the Baltimore Bend region rarely come to market.**

Located in the heart of Carroll County's renowned Baltimore Bend area, just south of Norborne, Missouri, this exceptional 657.9± acre farm offers a rare opportunity to acquire premier Missouri River Bottom farmland. Known for its fertile soils, strong agricultural heritage, and outstanding crop-producing capabilities, the Baltimore Bend region remains one of the most sought-after farming areas in the Midwest.

With excellent access to Kansas City and regional grain markets, strong cash-rent potential, and a proven history of land appreciation, this property offers both immediate income potential and long-term investment value.

The farm features approximately 619.87± tillable acres, representing an impressive 94.2% tillable ratio. The acreage consists primarily of highly productive Class II Bremer Silty Clay Loam soils, complemented by productive Norborne Loam and desirable Class I Cotter Silt Loam soils. These quality soils provide the foundation for consistent yields and long-term agricultural success.

## Property Highlights

- 657.9± total acres
- Approximately 619.87± tillable acres
- 94.2% tillable
- Premier Missouri River Bottom farmland
- Predominantly Class II Bremer Silty Clay Loam soils
- Additional Norborne Loam and Class I Cotter Silt Loam soils
- Located in the highly desirable Baltimore Bend farming region
- Excellent access to Kansas City and regional grain markets
- Strong local farming community with premium cash-rent potential
- Outstanding long-term appreciation and investment potential

## Optional Acreage Splits

Tract	Total Acres	Tillable Acres	Price
Tract 2	85.6±	78.84±	\$1,070,000
Tract 3	150.4±	140.20±	\$1,880,000
Tract 4	214.2±	205.88±	\$2,677,500
Tract 5	207.7±	194.95±	\$2,596,250

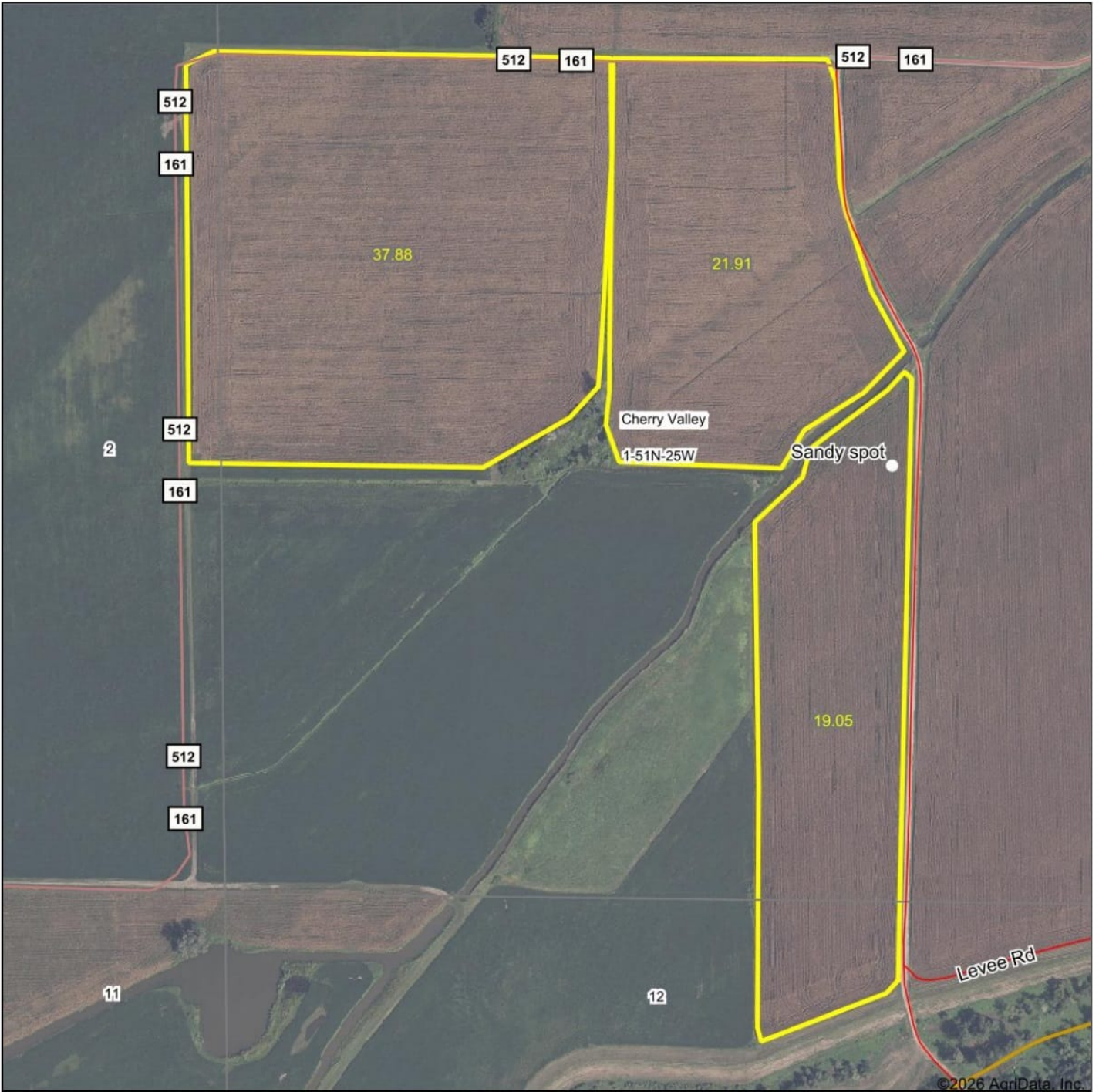
Whether you are expanding an existing operation, completing a 1031 exchange, or investing in premium Missouri farmland, this property presents a rare opportunity to acquire highly productive tillable acreage in one of Missouri's most respected agricultural regions.

## Contact Information

**Dave Atkinson**  
660-788-3333

**Approximate Annual Real Estate Taxes and Levee Assessments: \$11,765.31**

# Aerial Map



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Boundary Center: 39° 15' 8.12, -93° 39' 33.2

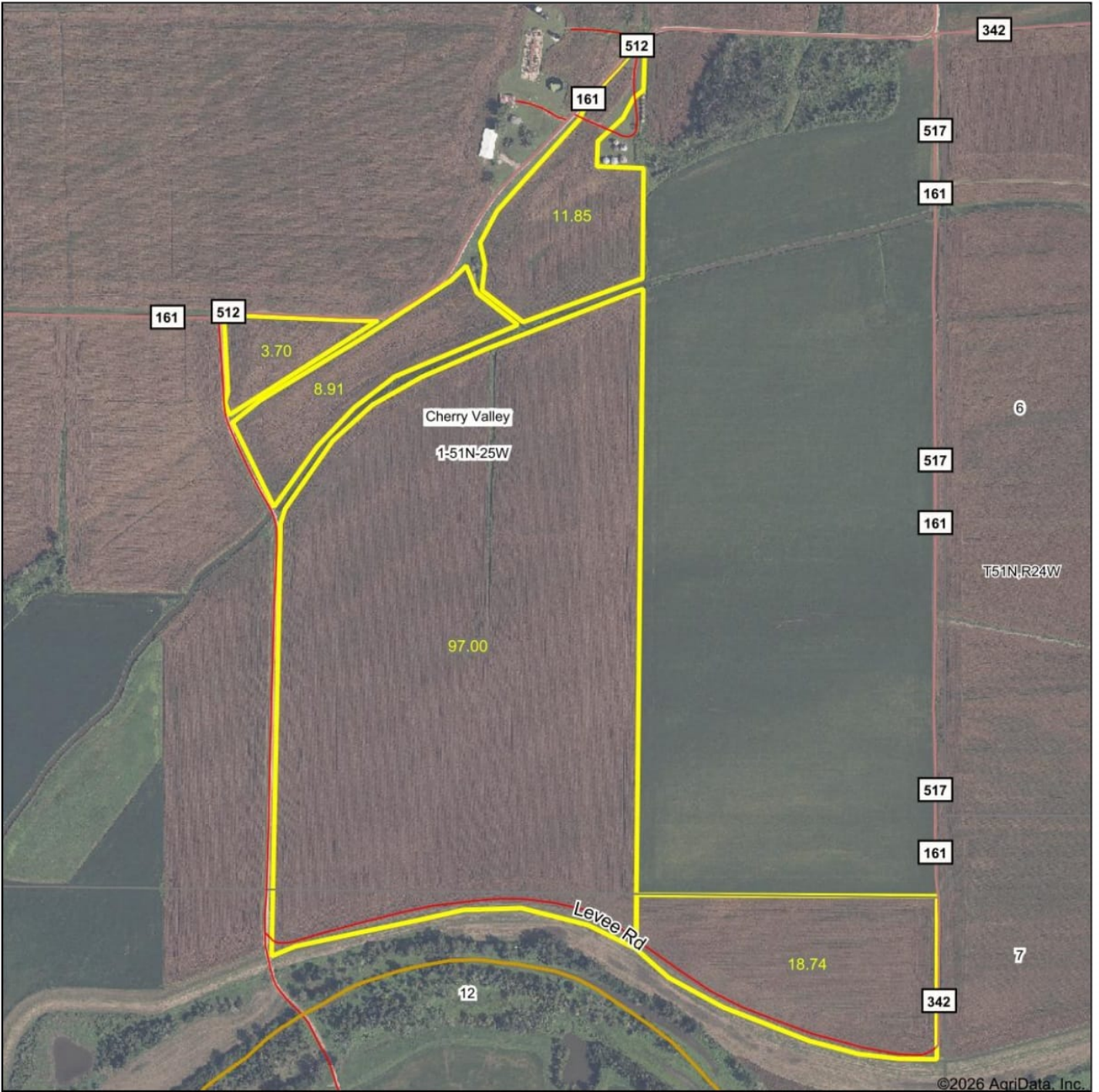


**1-51N-25W**  
**Carroll County**  
**Missouri**



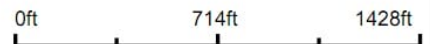
5/27/2026

# Aerial Map



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Boundary Center: 39° 15' 12.84, -93° 39' 0.55



**1-51N-25W**  
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**Missouri**



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5/28/2026

# Aerial Map



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Boundary Center: 39° 15' 6.79, -93° 38' 19.57



**6-51N-24W**  
**Carroll County**  
**Missouri**



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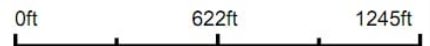
5/28/2026

# Aerial Map



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Map Center: 39° 14' 56.5, -93° 37' 33.99

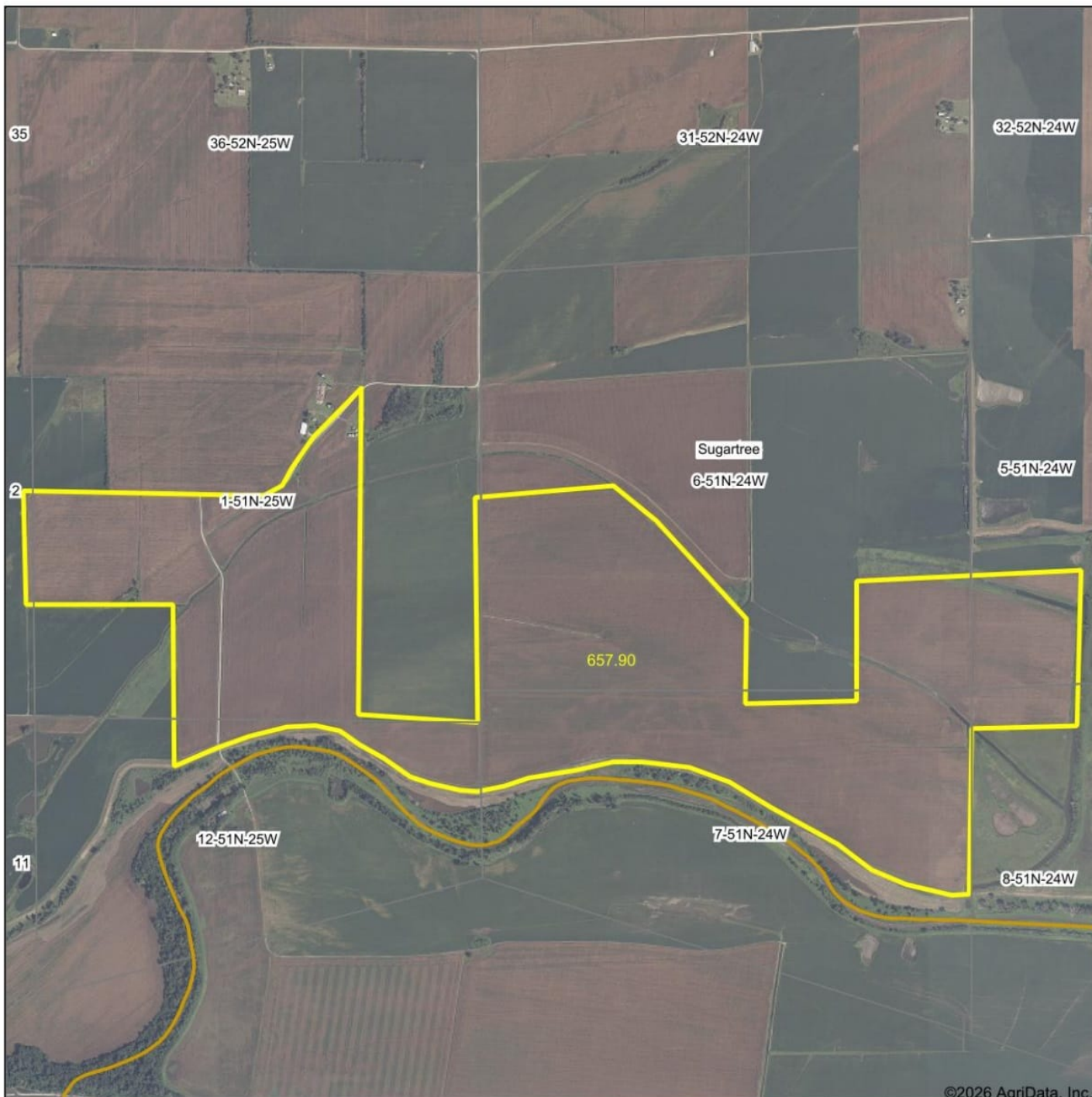


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**7-51N-24W**  
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**Missouri**

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# Aerial Map



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Boundary Center: 39° 15' 6.57, -93° 38' 28.74



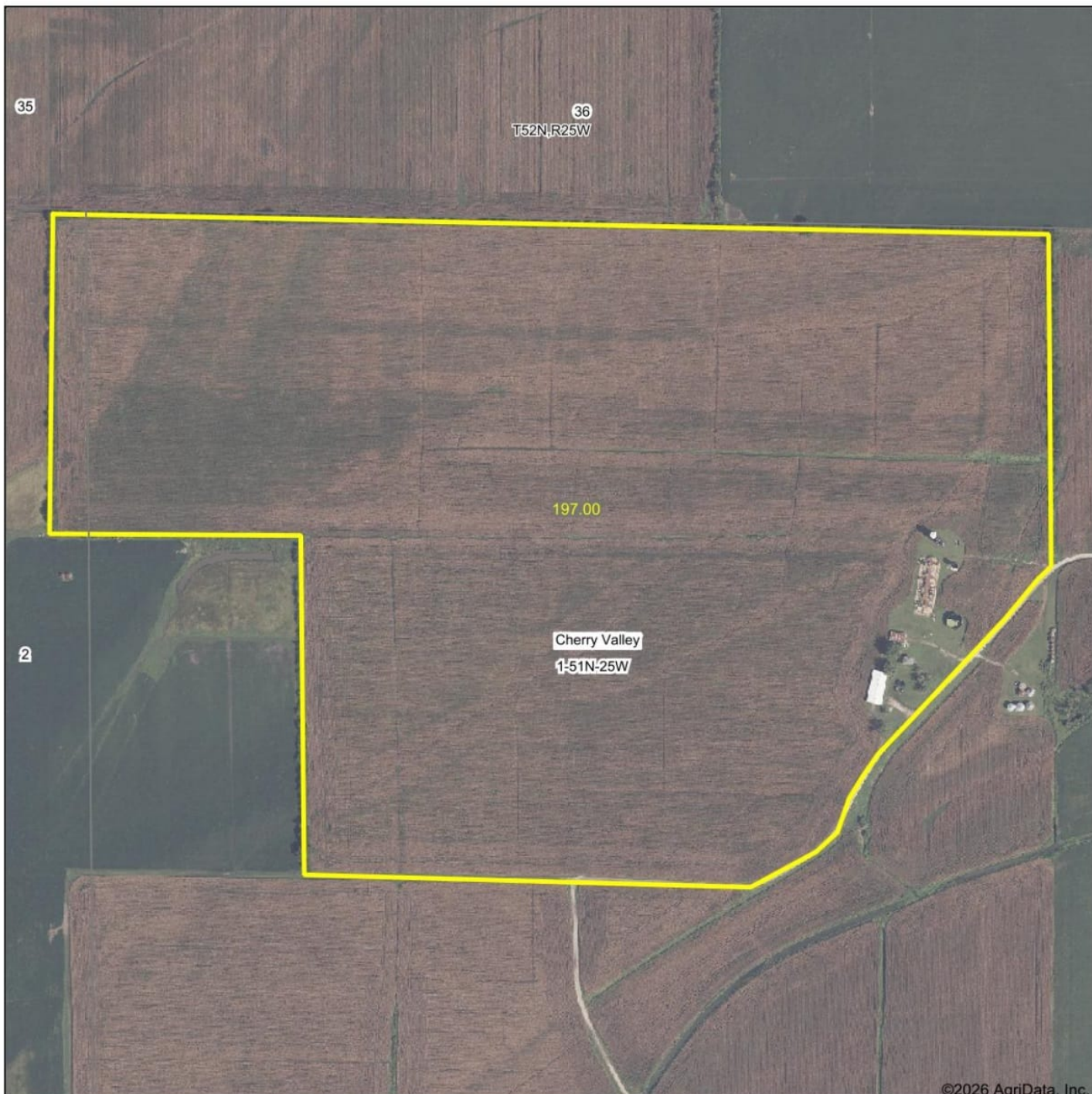
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# Aerial Map



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Map Center: 39° 15' 36.46, -93° 39' 22.99



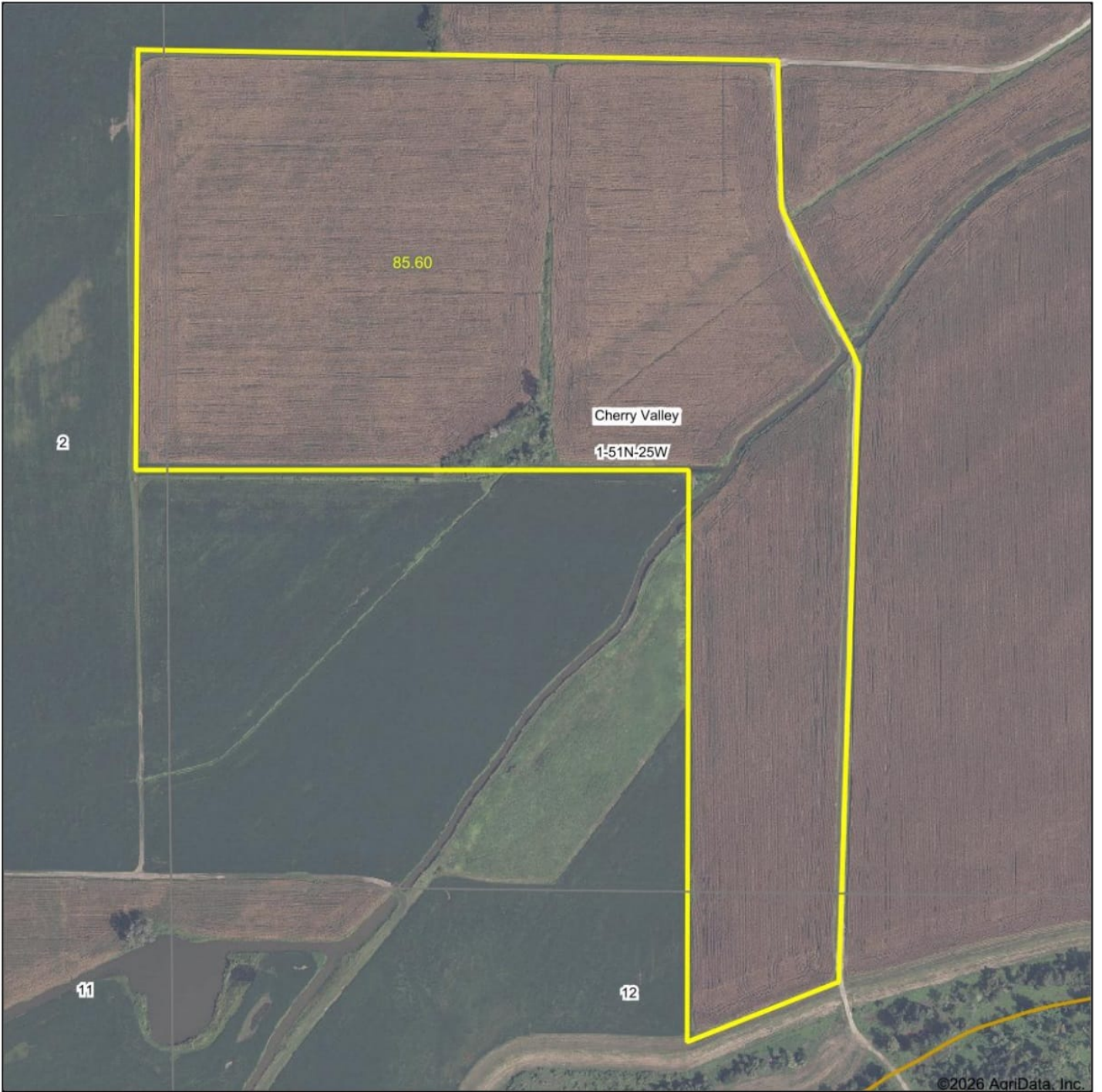
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**Missouri**



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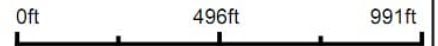
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# Aerial Map



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Boundary Center: 39° 15' 8.05, -93° 39' 32.84



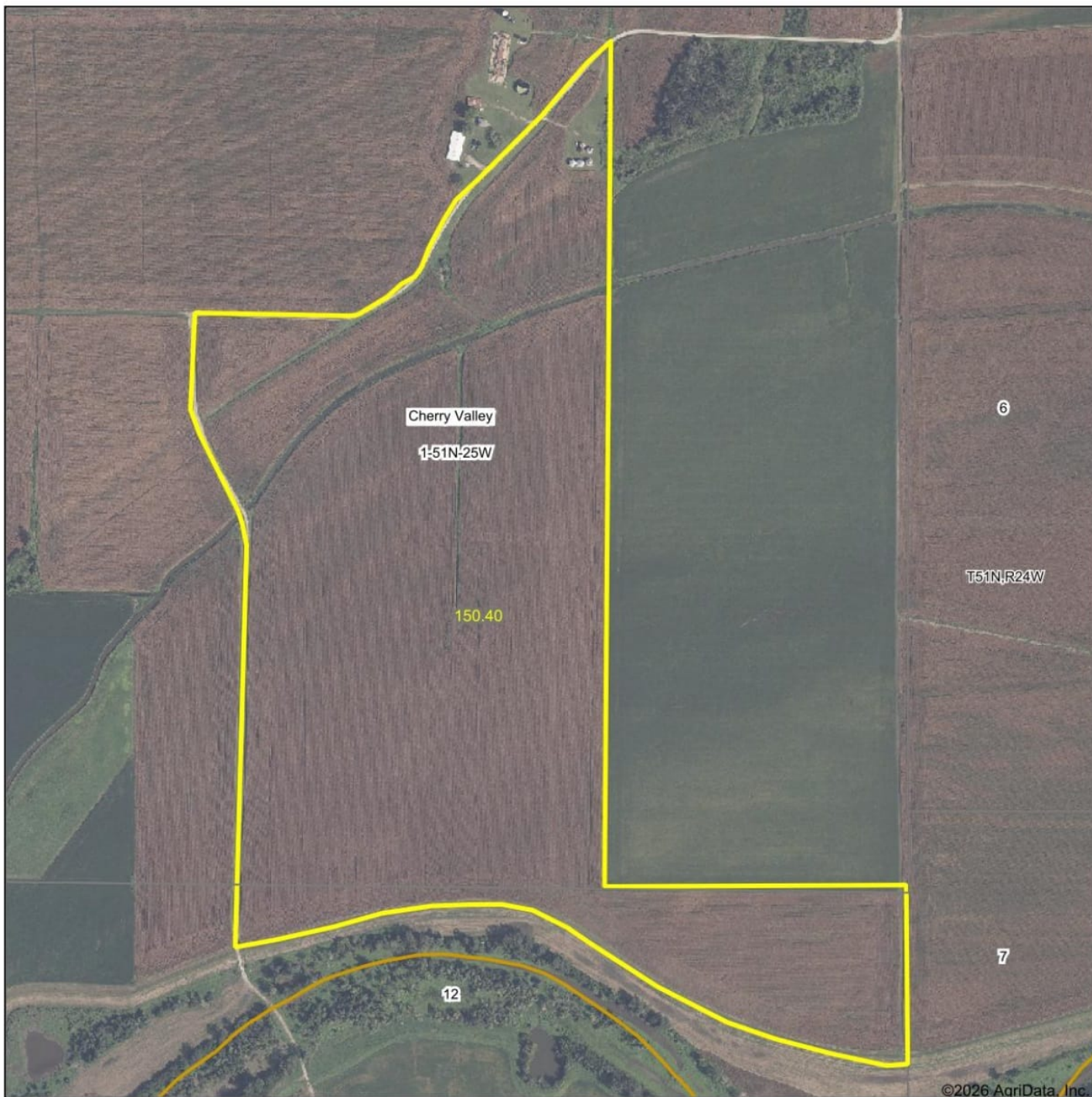
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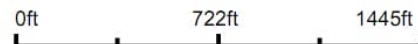
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# Aerial Map



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Map Center: 39° 15' 12.54, -93° 39' 0.4



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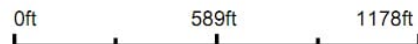
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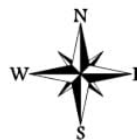
# Aerial Map



Boundary Center: 39° 15' 6.79, -93° 38' 19.57



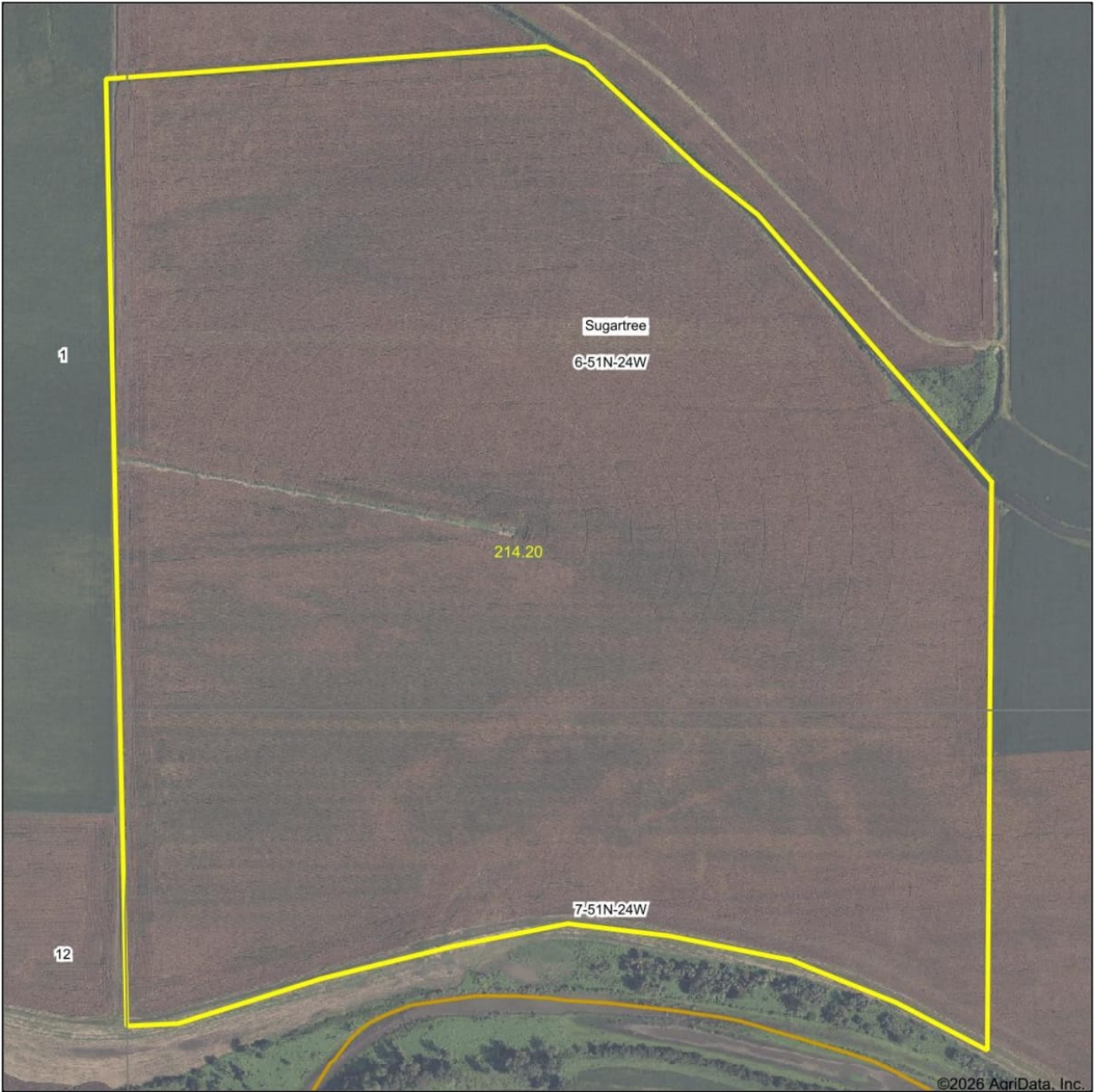
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Missouri



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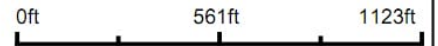
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# Aerial Map



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Map Center: 39° 15' 6.7, -93° 38' 20



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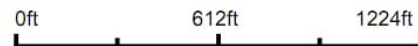
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# Aerial Map



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Map Center: 39° 14' 56.45, -93° 37' 34.77



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**Missouri**



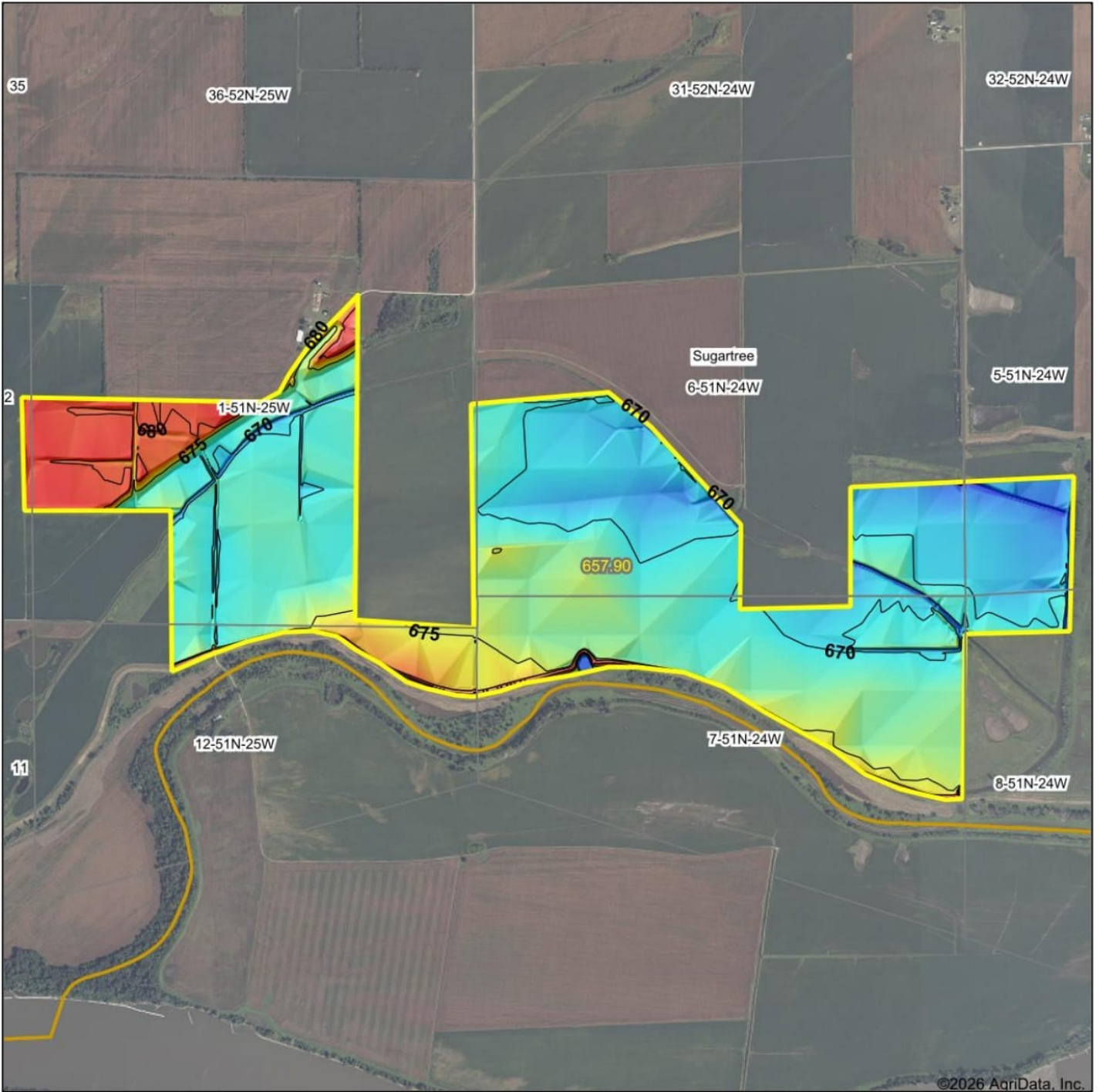
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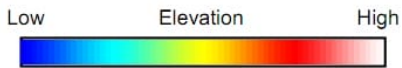




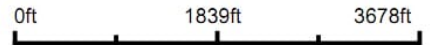
# Topography Hillshade



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Source: USGS 3 meter dem  
 Interval(ft): 5  
 Min: 668.0  
 Max: 686.7  
 Range: 18.7  
 Average: 673.2  
 Standard Deviation: 2.92 ft



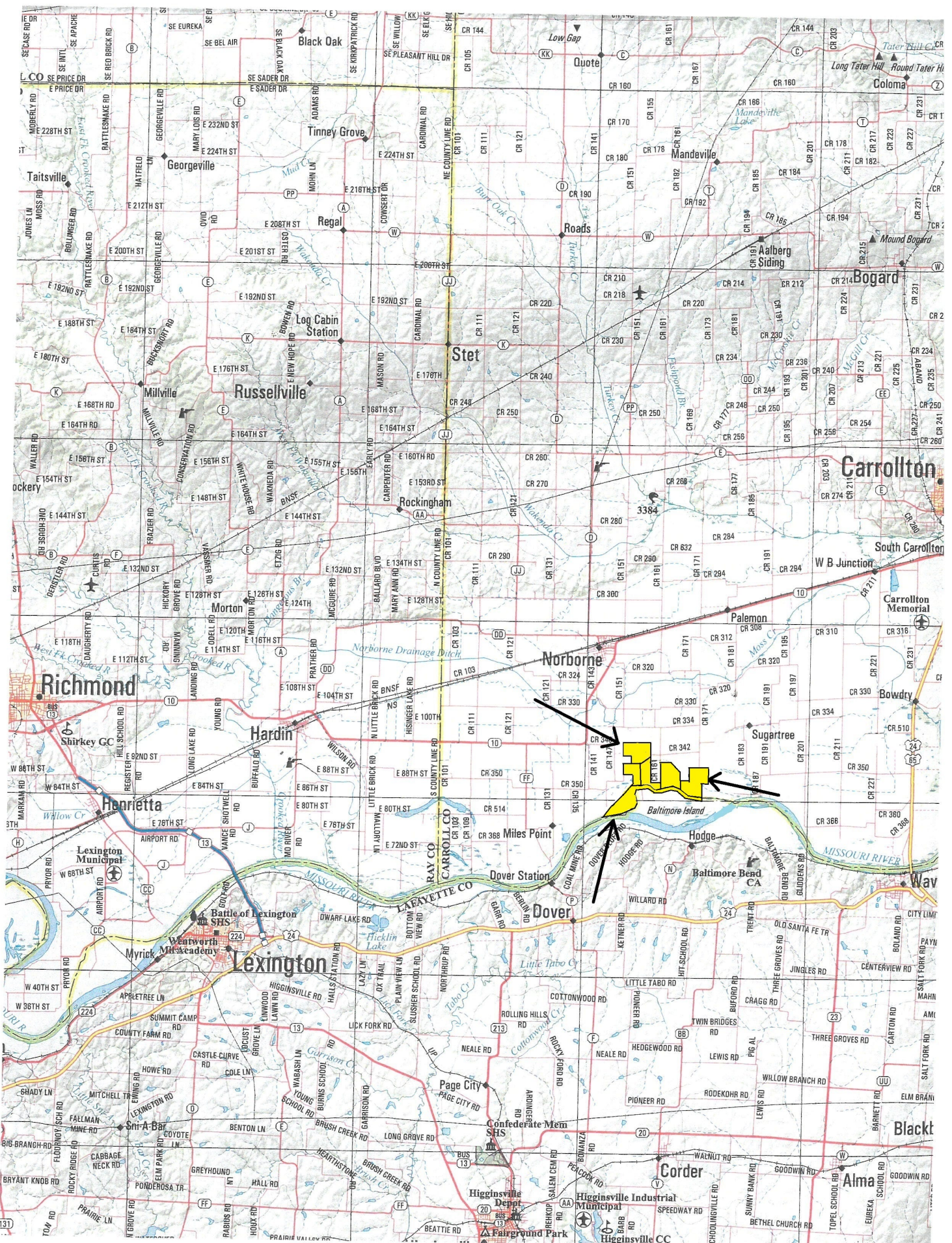
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3384

CR 141  
CR 142  
CR 143  
CR 144

CR 141  
CR 142  
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CR 144

CR 141  
CR 142  
CR 143  
CR 144

Black Oak  
Quote  
Coloma  
Tinney Grove  
Mandeville  
Bogard  
Regal  
Aalberg  
Siding  
Bogard  
Stet  
Carrollton  
Rockingham  
South Carrollton  
Morton  
Palemon  
W B Junction  
Carrollton Memorial  
Richmond  
Norborne  
Bowdry  
Sugartree  
Henrietta  
Miles Point  
Dover Station  
Hodge  
Baltimore Bend  
Wav  
Lexington  
Dover  
Page City  
Confederate Mem  
Higginsville  
Higginsville Industrial  
Corder  
Alma  
Myrick  
Wentworth  
Fairground Park  
Higginsville CC