MISSOURI Land & Farm

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160 Acres of Bottom Land in Malta Bend Area!!

CRD 295th Rd, Malta Bend, MO 65339

Saline Co.

$1,440,000



CONTACT:



DAVE ATKINSON
Sales & Auctioneer
660-788-3333
datkinson@missourilandandfarm.com





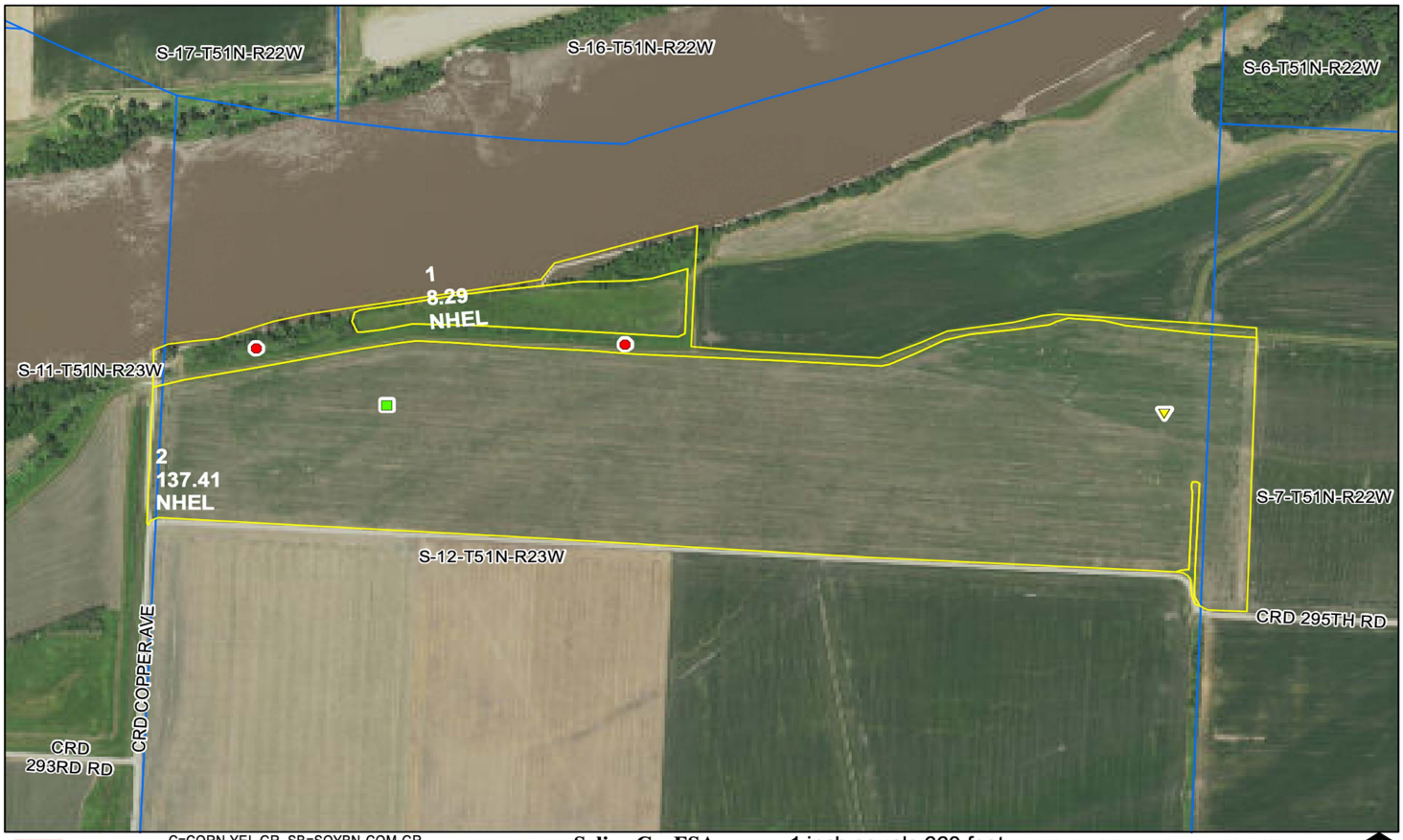


Great opportunity to purchase land in the very highly sought after Malta Bend River Bottom!!

This farm features 137.4 acres protected by a flood protection levy with another 8.29 on the back side of the levy. The 137.4 acres features some very smooth running with mile long rows. In addition to that it offers 1 mile of road frontage offering great access for loading out grain. The 8.29 acres on the back side would make for a nice duck hole given the proximity to Grand Pass Wildlife Area. There is also river access behind the levy offering some great Missouri River fishing!!

The farm is currently open for 2023 however it has been well maintained by the current tenant who would like to work with the new landowners on the possibility of staying on the farm.

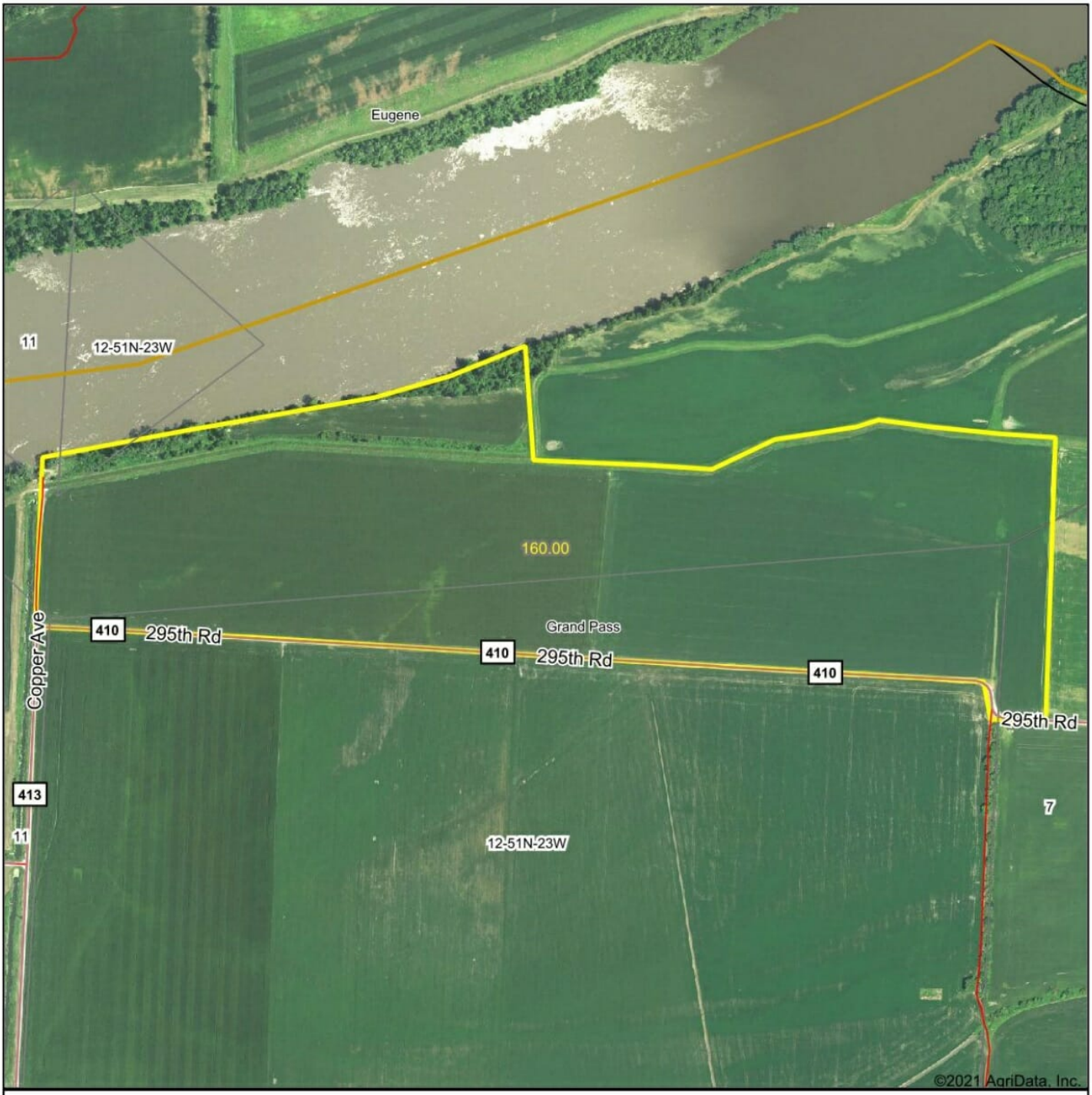
Call or text Dave Atkinson for more information today 1-660-788-3333



FA

FA

Aerial Map



Map Center: 39° 13' 29.7, -93° 22' 42.89

0ft 848ft 1696ft

Maps Provided By:
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Saline County
Missouri

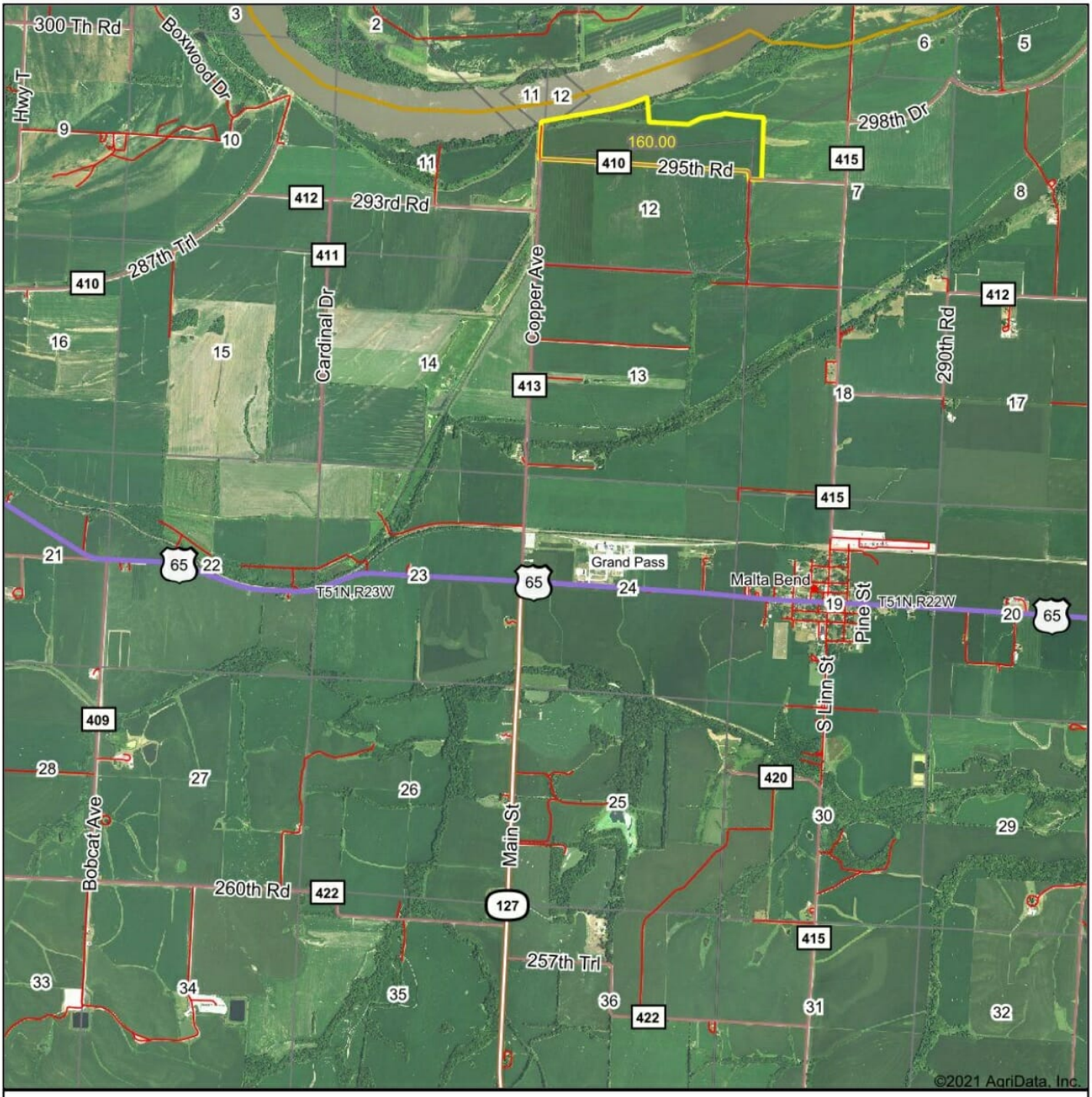
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3/11/2021

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Aerial Map



Map Center: 39° 11' 49.66, -93° 23' 15.97

0ft 3862ft 7724ft

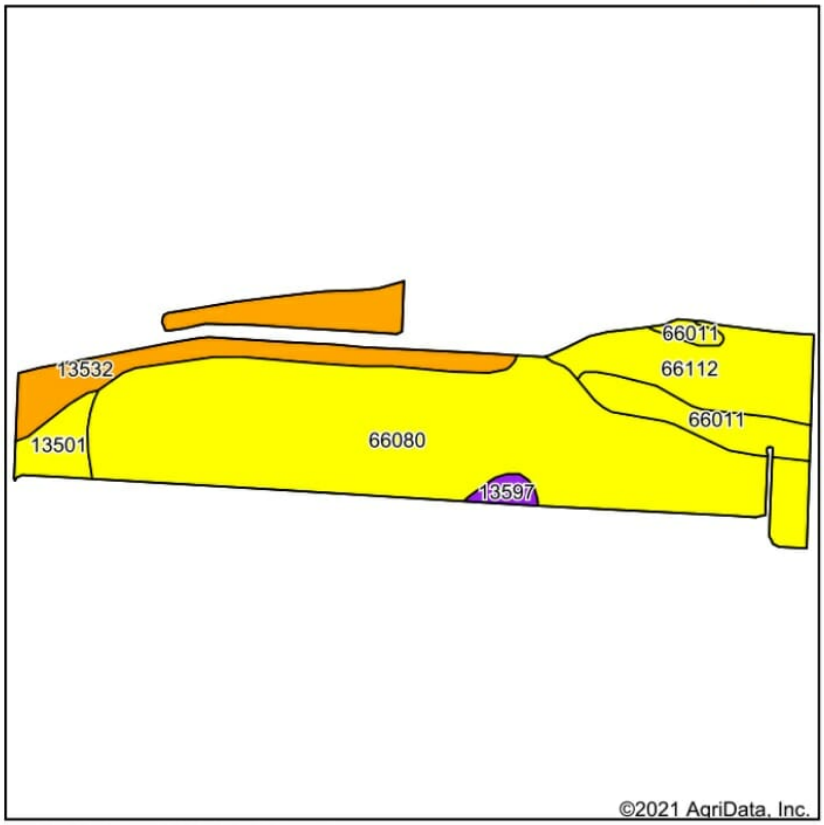
24-51N-23W
Saline County
Missouri

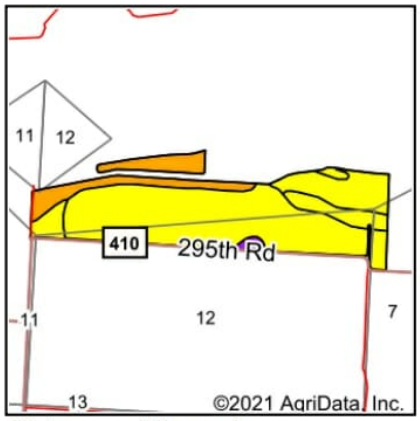
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Soils Map





State: **Missouri**
County: **Saline**
Location: **12-51N-23W**
Township: **Grand Pass**
Acres: **145.7**
Date: **2/17/2021**

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N W E S

Soils data provided by USDA and NRCS.

Area Symbol: MO195, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
66080	Darwin silty clay, 0 to 2 percent slopes, rarely flooded	89.29	61.3%		IIIw		8	7	8	9	33
13532	Haynie-Waldron complex, 0 to 2 percent slopes, occasionally flooded	21.84	15.0%		IIw		7	8	8	10	57
66112	Waldron silty clay, 0 to 2 percent slopes, occasionally flooded	17.92	12.3%		IIIw		7	7	8	9	41
66011	Moville silt loam, 0 to 2 percent slopes, occasionally flooded	9.89	6.8%		IIIw	IIw	8	9	8	10	56
13501	Aholt clay, 0 to 2 percent slopes, occasionally flooded	5.02	3.4%		IIIw		7	6	8	9	41
13597	Booker clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	1.74	1.2%		Vw		8	7	8	9	12
						Weighted Average	**7.7**	**7.3**	**8**	**9.2**	***n 39.2**

*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.

BARTLETT AND COMPANY

CARROLLTON
(660) 542-2997

WAVERLY
(660) 493-2294
800-289-2294

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(660) 584-2222

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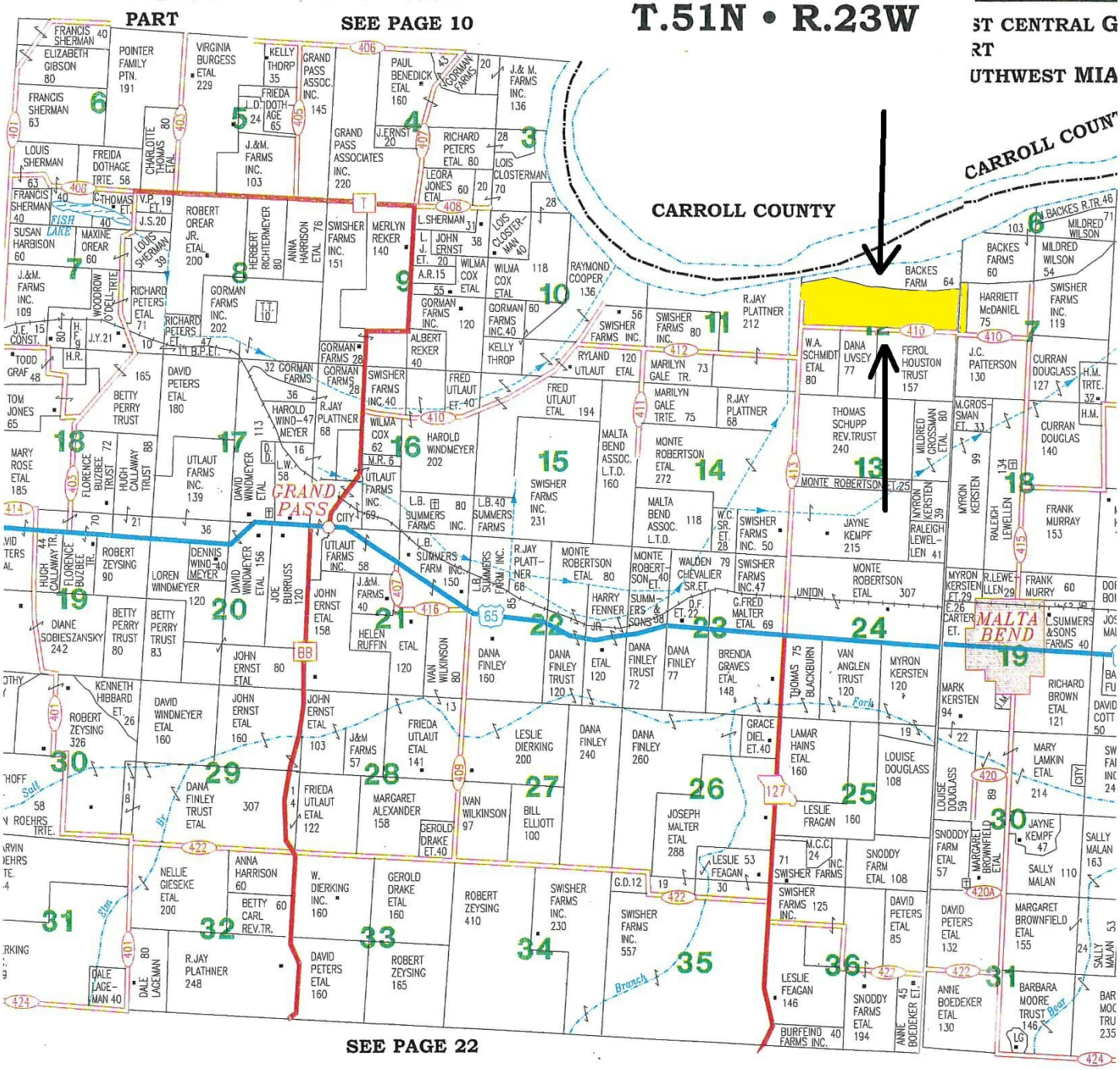
Phone: (66

WEST CENTRAL GRAND PASS PART

SEE PAGE 10

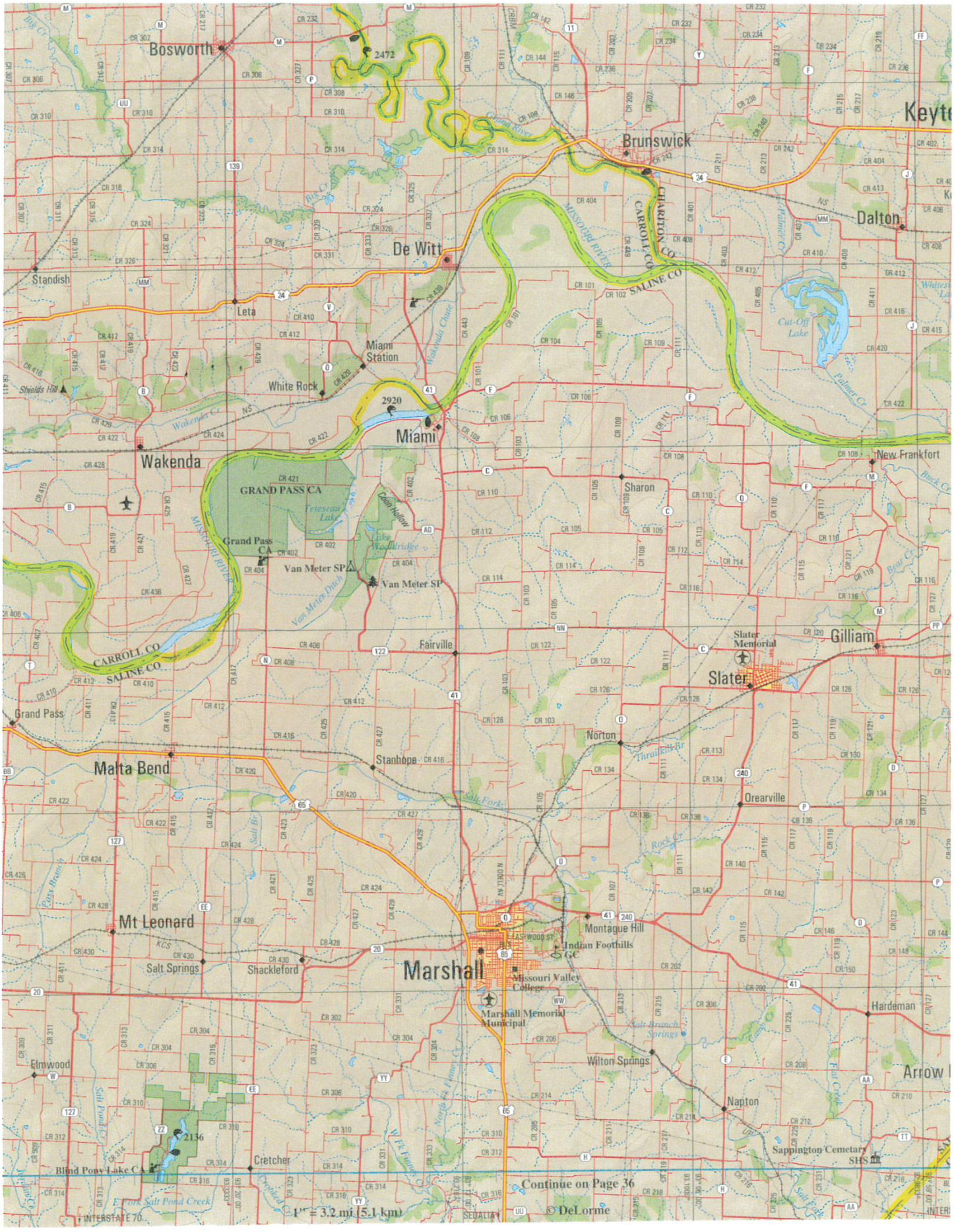
T.51N • R.23W

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SEE PAGE 22

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Grand Pass CA
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Sappington Cemetary SHS
CARROLL CO
SALINE CO
CHARITON CO
Grand River
Missouri River
Salt Fork
Continue on Page 36
1" = 3.2 mi (5.1 km)
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