MISSOURI Land & Farm

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

76 acres Chariton County Pasture/Hunting!!

Marshall Rd, Marceline, MO 64658

Chariton County

$418,000



CONTACT:



BRIAN DAVIS
Sales
660-413-2582
bdavis@missourilandandfarm.com







76 acres pasture in Chariton County 7 miles East of Marceline, 5 miles North of Lake Nehai. 1/2 mile off Highway DD on County road 319.

This 76 acres offers a great secluded place to build, hunt, or just enjoy a recreational getaway. Farm lays on the corner of county roads 319 and 312.

Pasture with a mixture of some timber. Rolling hill terrain.

Different possibilities with this farm. Rent out the pasture, or run your own livestock. Farm is perimeter fenced and the owner currently has cattle on it.

Placing tower blinds in strategic locations overlooking the low lying areas would allow great hunting opportunities to catch cruising bucks from neighboring properties. Owners have harvested several deer off the property.

Nice pond on the property with cattle waterer. Pond is stocked with channel cat, bass, and crappie.

If running livestock is not your thing, then this farm would be ideal to plant food plots and warm season grasses for bedding areas for wildlife.

Whether you are looking for a place to build, hunt whitetails, fish or just a place to go camping, this would make a great place for you.

...camping/atv riding

...hunting

...fishing

... income

... building spots with nice views for miles

... Marceline School District

Call Brian Davis for more information 660-413-2582

Aerial Map



Boundary Center: 39° 39' 15.52, -92° 50' 8.89

0ft 420ft 840ft

20-56N-17W
Chariton County
Missouri

N
W E
S

9/25/2023

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Field borders provided by Farm Service Agency as of 5/21/2008.

FA

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Aerial Map



Boundary Center: 39° 39' 15.32, -92° 50' 8.67

0ft 421ft 842ft

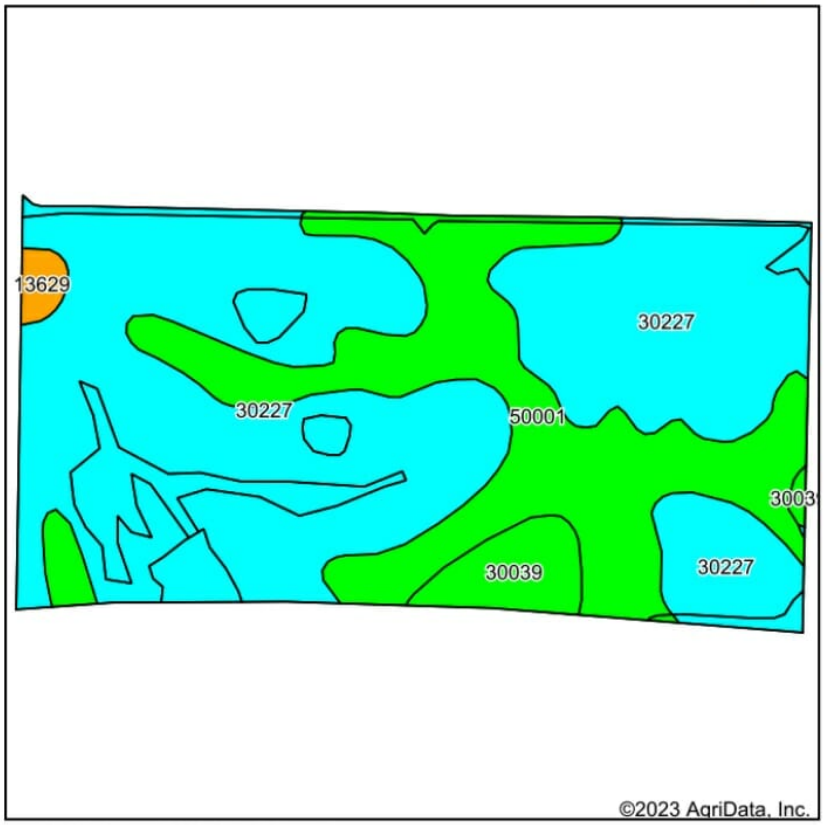
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Chariton County
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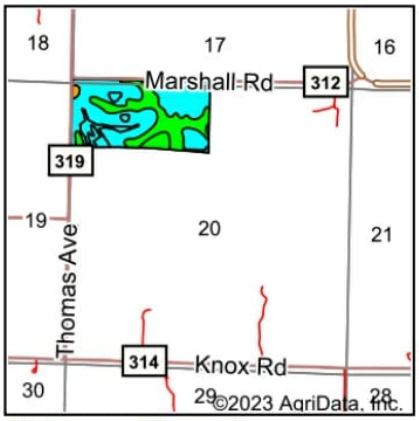
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9/25/2023

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Chariton**
Location: **20-56N-17W**
Township: **Bee Branch**
Acres: **77.09**
Date: **9/25/2023**

Maps Provided By:
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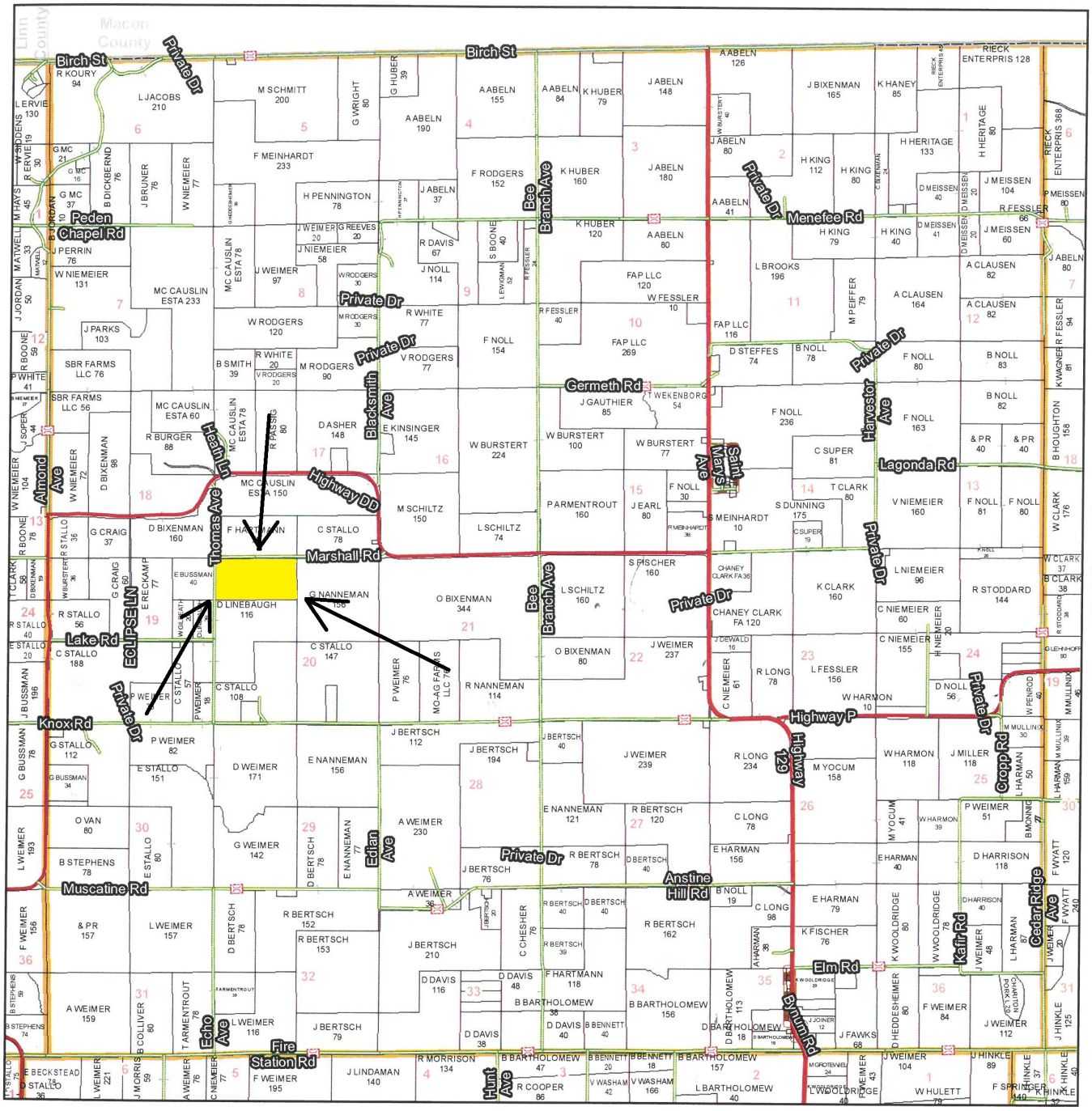
Area Symbol: MO041, Soil Area Version: 25

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 Tons	Warm season grasses Tons	*n NCCPI Soybeans
30227	Winnegan loam, 9 to 30 percent slopes	52.07	67.5%		VIe	5	8	7	8	7	8	44
50001	Armstrong loam, 5 to 9 percent slopes, eroded	21.35	27.7%		IVe							49
30039	Armstrong loam, 9 to 14 percent slopes, eroded	2.96	3.8%		IVe							46
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	0.71	0.9%		IIw							81
			Weighted Average		**5.33**	**3.4**	**5.4**	**4.7**	**5.4**	**4.7**	**5.4**	***n 45.8**

*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.

T56N - R17W



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:

MIDLAND GIS Solutions
www.midlandgis.com

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0 95,000 190,000 Feet
0 5 10 20 30 Miles

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