



# 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](mailto:bdavis@missourilandandfarm.com)



76 acres pasture in Chariton County 7 miles East of Marcelline, 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

... Marcelline School District

Call Brian Davis for more information 660-413-2582



# Aerial Map



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



**20-56N-17W**  
**Chariton County**  
**Missouri**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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9/25/2023

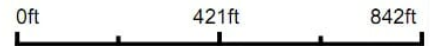
Field borders provided by Farm Service Agency as of 5/21/2008.

# Aerial Map



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



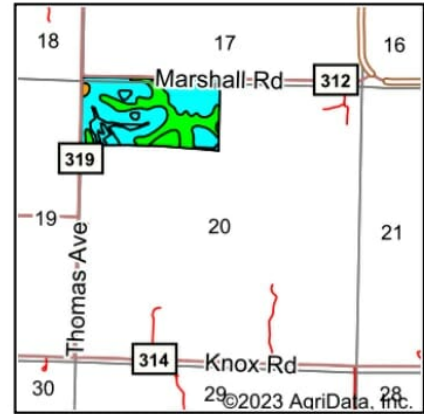
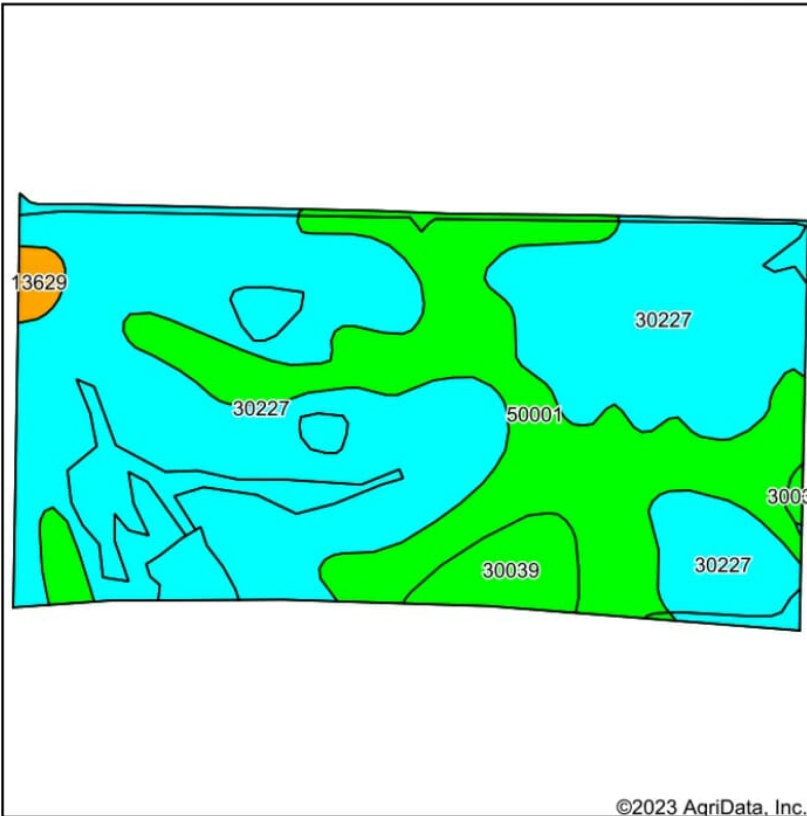
**20-56N-17W**  
**Chariton County**  
**Missouri**



Maps Provided By:  
  
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9/25/2023

# Soils Map



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

Soils data provided by USDA and NRCS.

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Area Symbol: MO041, Soil Area Version: 25

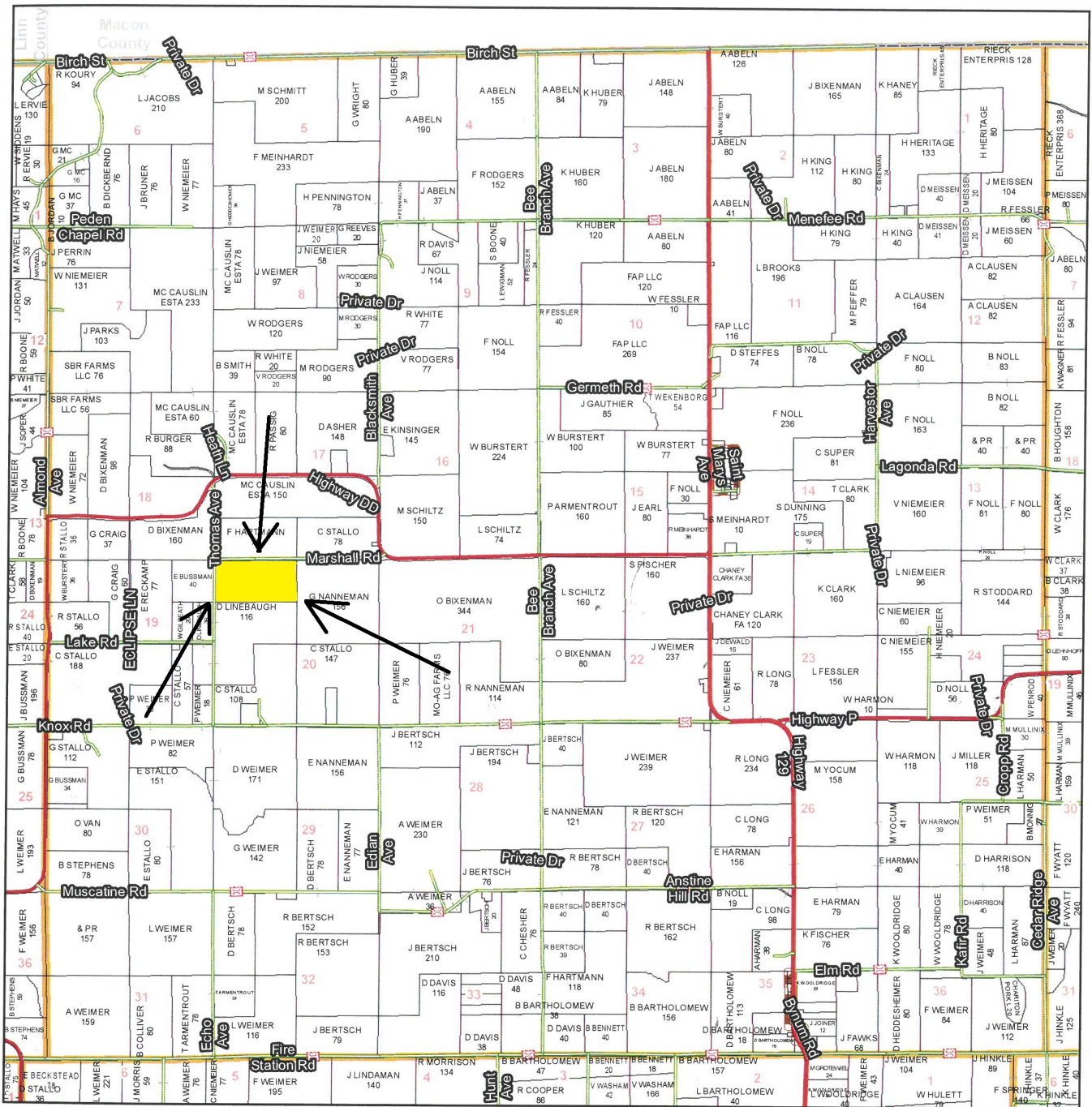
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
30227	Winnegan loam, 9 to 30 percent slopes	52.07	67.5%		Vle	5	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
<b>Weighted Average</b>					<b>5.33</b>	<b>3.4</b>	<b>5.4</b>	<b>4.7</b>	<b>5.4</b>	<b>4.7</b>	<b>5.4</b>	<b>*n 45.8</b>

\*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



See Page 17

See Page 21

See Page 31

**Chariton County Commission**  
 Tony McCollum - Presiding Commissioner  
 Danny Price - Western District Commissioner  
 Steve Atkinson - Eastern District Commissioner

This data was primarily developed for tax purposes and is not considered survey accurate.

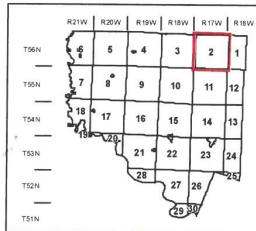
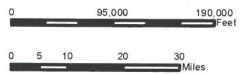
**Data Courtesy Chariton County Geographic Information System**  
 Darrin Gladbach - Assessor

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