



MISSOURI Land & Farm

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Amazing Building Spot or Getaway Property!!

Adamantine Rd, Rothville, MO 64676

Chariton County

\$100,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

jquinn@missourilandandfarm.com



Whether your looking for a place to build, a place to chase spring gobblers, look for mushrooms, hunt fall Whitetails, fish a pond on windy days, or just a place to go camping and let the kids explore or ride ATV's this is it. This property is one of the nicest 20 acre parcels I've come across.

As I explored the timber I was wishing I had a turkey call. It just felt like a place for turkeys. As I approached the back side sure enough 5 turkeys, a couple gobbler's , and jake's. The property maybe only 20 acres but there is definitely the potential for a good spot to hunt. Travel corridors along the creek for whitetails, hidden timber pond, with a food plot in the back ought to do it.

Looking at the soil maps prior to my visit vs my actual visit was a pleasant surprise. There are approximately 10 open acres of which I feel lay better than the soil map shows. There is no reason they couldn't be farmed for extra income or continued in hay production. I personally would ask the neighbor in the back to farm the open spot back there and leave for wildlife.

- 20.31 surveyed acres
- Beautiful views with 2 great level building spots
- Great Camping, ATV Riding
- Hunting: Turkey, Whitetail, Mushroom, Small Game
- Timber Pond for fishing. Future pond site closer to front.
- Tillable or Hay income.
- Northwestern School District.
- 1/2 mile East of Hwy F
- 5 miles South of Marceline and 4 miles West on Adamantine.
- Water and Electricity available.
- New Fence along road. Old Fence West side, No Fence South and East.

For more information call, text or email Jeff Quinn 1-660-734-3925

Aerial Map



Map Center: 39° 37' 43.1, -93° 1' 38.36



34-56N-19W
Chariton County
Missouri



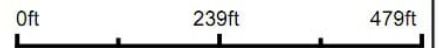
5/4/2022

Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Aerial Map



Map Center: 39° 37' 43.1, -93° 1' 38.42

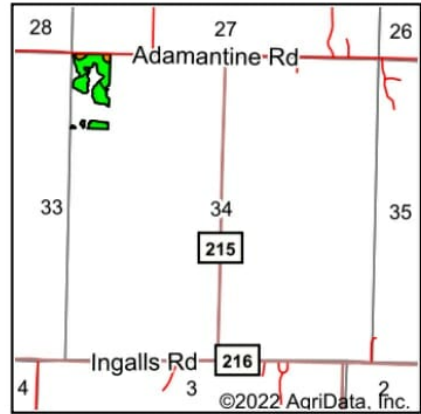
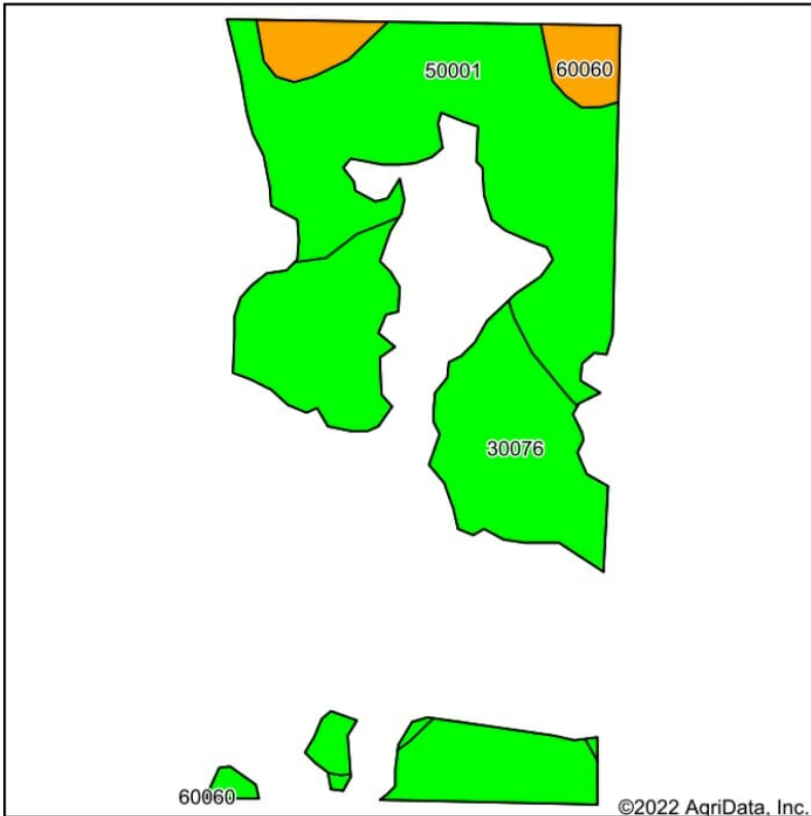


34-56N-19W
Chariton County
Missouri



5/4/2022

Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **34-56N-19W**
 Township: **Yellow Creek**
 Acres: **9.51**
 Date: **5/4/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

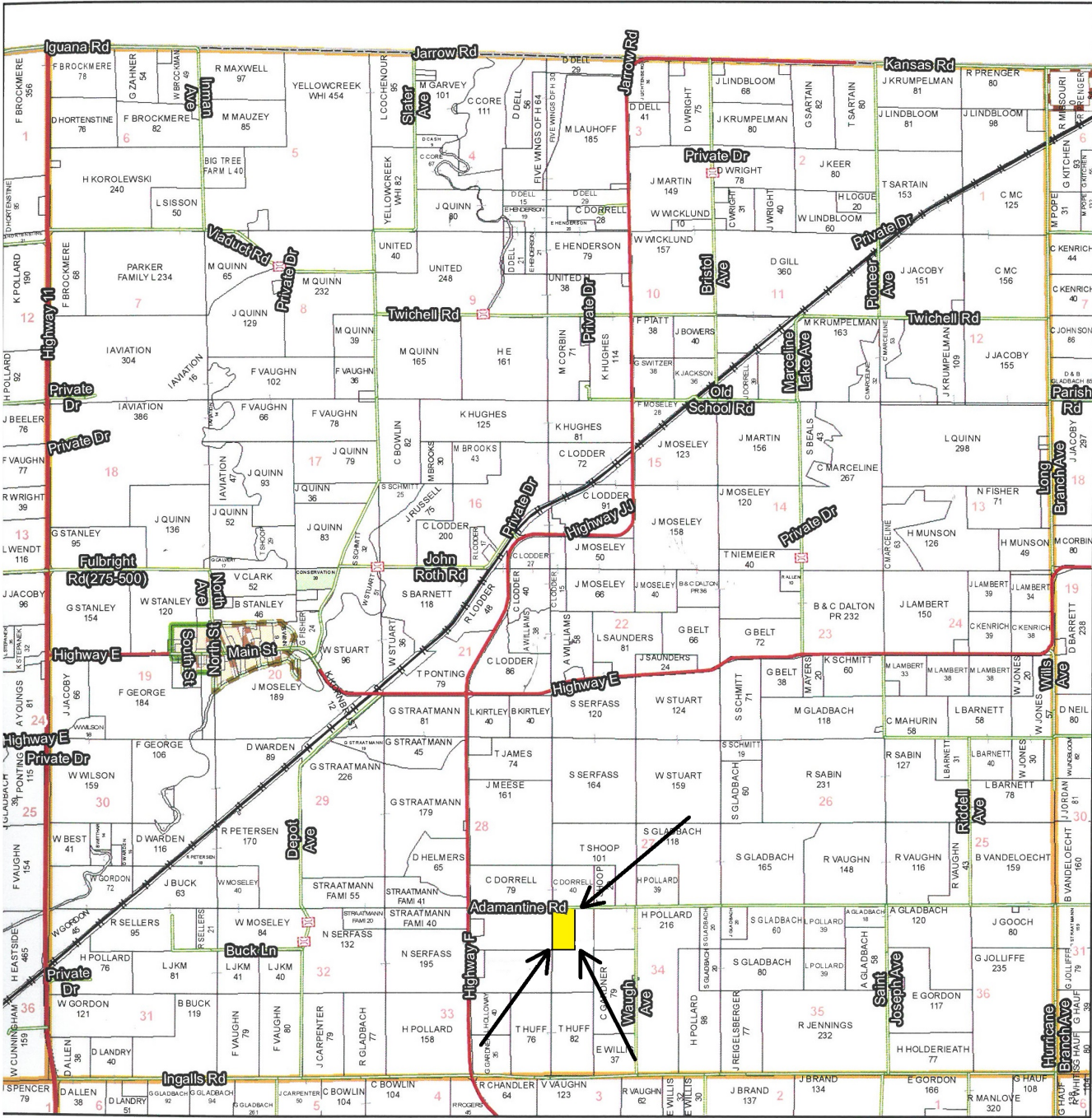
Area Symbol: MO041, Soil Area Version: 24													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans	
50001	Armstrong loam, 5 to 9 percent slopes, eroded	5.39	56.7%		IVe							49	
30076	Gosport silty clay loam, 9 to 14 percent slopes, eroded	3.43	36.1%		IVe	4	7	4	6	5	7	25	
60060	Bevier silty clay loam, 2 to 5 percent slopes, moderately eroded	0.69	7.3%		Ile							50	
Weighted Average						3.85	1.4	2.5	1.4	2.2	1.8	2.5	*n 40.4

*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.

T56N - R19W



See Page 17

See Page 27

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

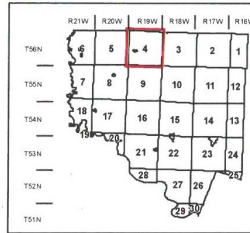
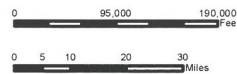
This data was primarily developed for tax purposes and is not considered survey accurate.

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

N88°35'30"W 2

E S88°35'30"E 663.46' S S88°35'30"E

30' OFFSET

NORTHWEST CORNER OF SECTION 34
AS SHOWN ON THE SURVEY RECORDED
IN BOOK 3, PAGE 61B

N1°42'20"E 1334.47'

20.31 ACRES

W 1/2 OF THE NW 1/4 OF THE NW 1/4

N1°46'35"E 1335.64'

2673.95'

2671.28'

ACCEPTED EXISTING FENCE
CORNER AS THE SOUTHWEST
CORNER OF THE WEST HALF OF
THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 34

S