



MISSOURI Land & Farm

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Baltimore Bend – Tract 3 – 93.2% Tillable

29026 County Road 161, Norborne, MO 64668

Carroll County

\$1,880,000



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



Tract 3 – Carroll County Missouri River Bottom Farm

Located in the highly regarded Baltimore Bend area just south of Norborne, MO, this 150.4± acre tract offers an outstanding opportunity for investors and operators seeking premium Missouri River Bottom farmland. Carroll County has long been known for some of the state's most productive soils, supported by strong local farming operations, excellent access to Kansas City and regional grain markets, premium cash rents, and continued record-setting land values.

Tract 3 features 140.2± highly productive tillable acres with predominately Class II Haynie, Parkville, and Waldron loamy soils known for strong crop production and long-term farm income potential. Accessibility is a major advantage, with road frontage along the west and north boundaries along with an established access road to the east side of the property, making equipment movement and grain handling highly efficient.

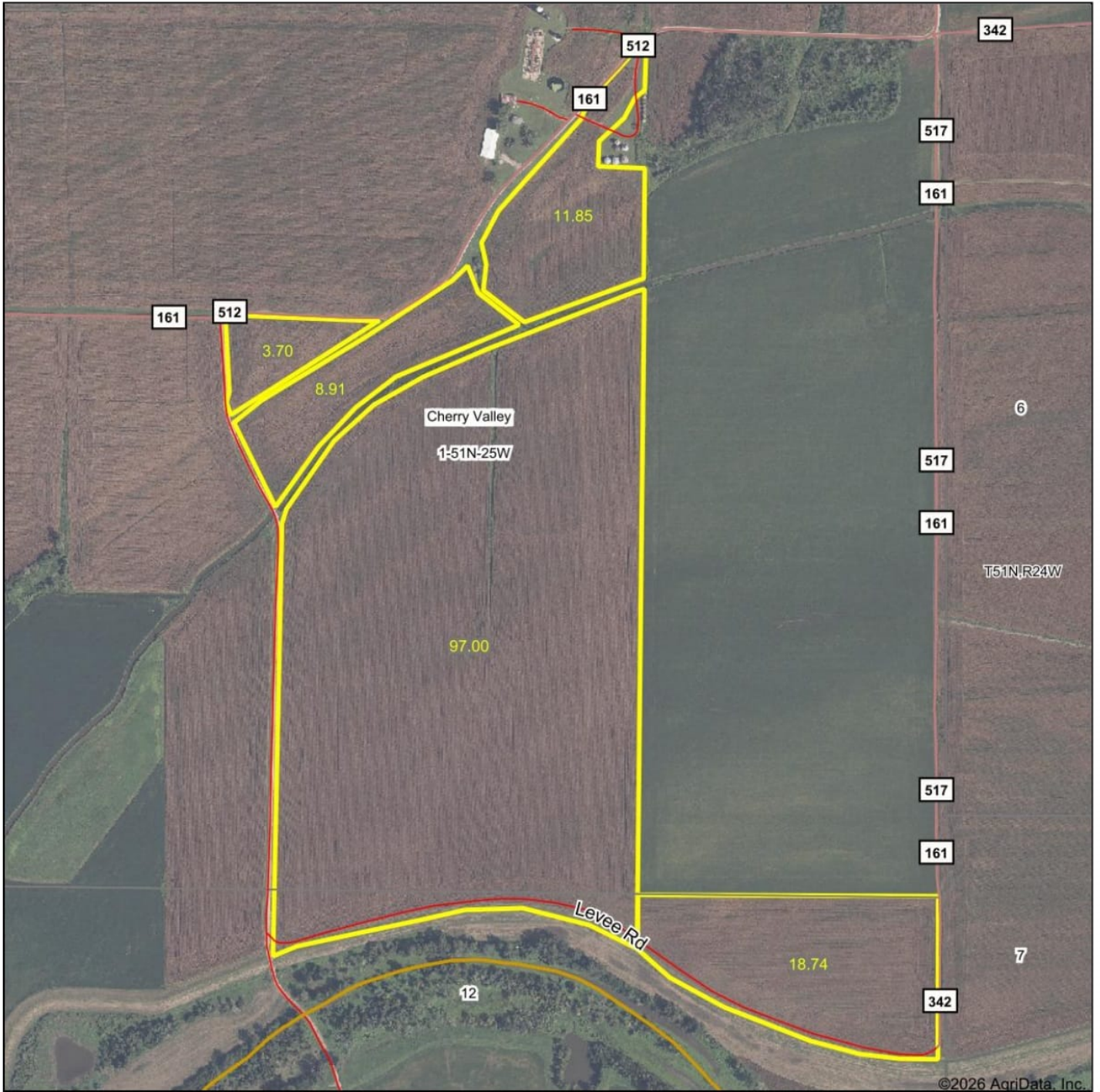
Property Highlights

- 150.4± total acres
- 140.2± tillable acres
- Predominately Class II Haynie, Parkville & Waldron loamy soils
- Strong income and investment potential
- Road frontage on west and north sides
- Additional access road to east side of farm
- Excellent access to local and KC grain markets
- Located in the desirable Baltimore Bend farming region

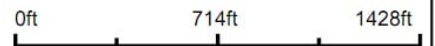
For more information contact Dave Atkinson at 660-788-3333.

Taxes: \$1737.11

Aerial Map



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



1-51N-25W
Carroll County
Missouri



Maps Provided By
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5/28/2026

Aerial Map



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



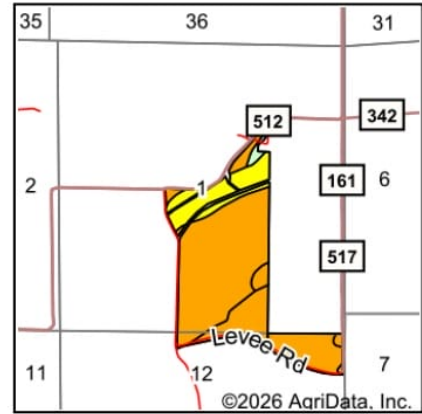
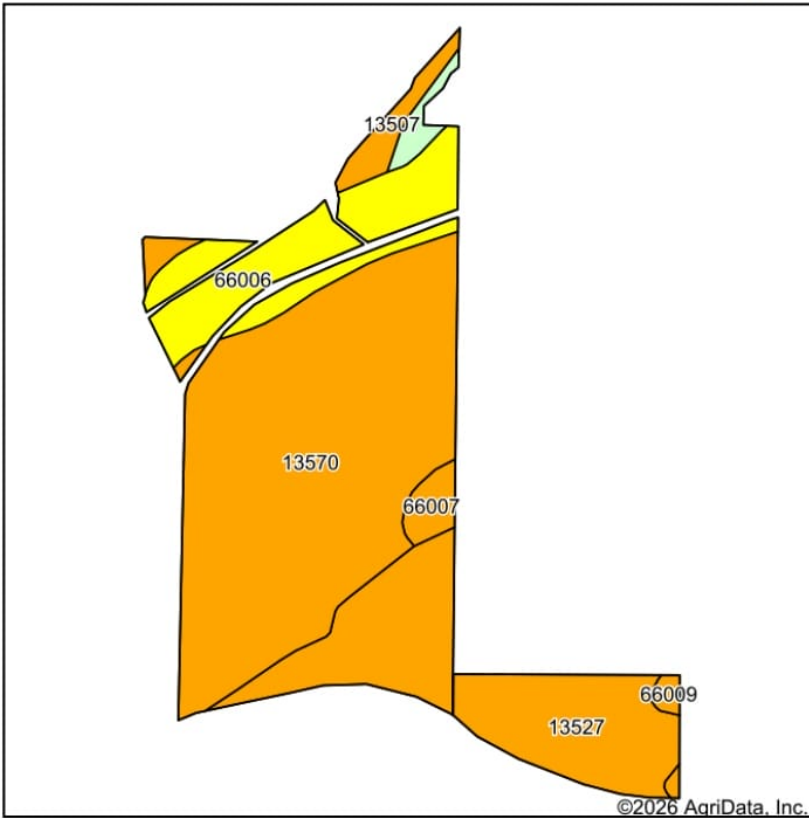
1-51N-25W
Carroll County
Missouri



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5/27/2026

Soils Map



State: **Missouri**
 County: **Carroll**
 Location: **1-51N-25W**
 Township: **Cherry Valley**
 Acres: **140.2**
 Date: **5/28/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MO033, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Oats Bu	Orchardgrass red clover Tons	Pasture AUM	Soybeans Bu
13570	Parkville silty clay loam, 0 to 2 percent slopes, occasionally flooded	75.12	53.5%		llw				7					7	
13527	Haynie very fine sandy loam, 0 to 2 percent slopes, occasionally flooded	33.98	24.2%		llw				7	6	6	5	1	9	
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	21.01	15.0%		lllw				7					7	
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	4.56	3.3%		llw				8					7	

Soils data provided by USDA and NRCS.

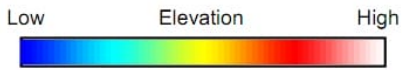
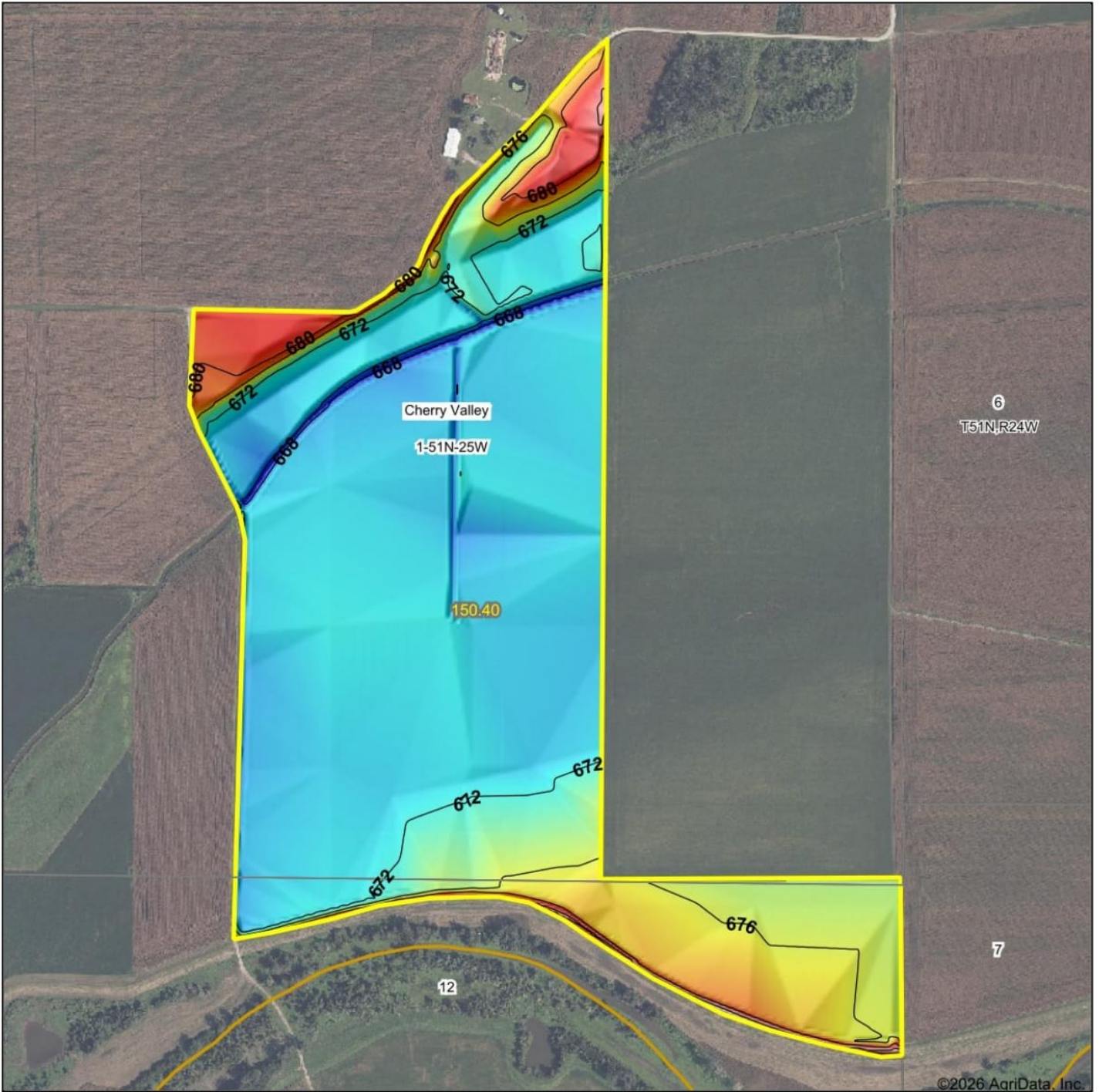


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Oats Bu	Orchardgrass red clover Tons	Pasture AUM	Soybeans Bu
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	2.61	1.9%		llw			7					7		
13512	Cotter silt loam, 0 to 2 percent slopes, rarely flooded	1.84	1.3%		lw	6	8	7	9	9	5		6	8	4
66009	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	1.08	0.8%		llw										
Weighted Average					2.14	0.1	0.1	7	1.6	1.6	1.3	0.2	7.4	0.1	0.1

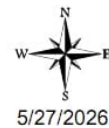
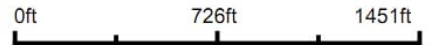
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 670.0
 Max: 686.7
 Range: 16.7
 Average: 673.8
 Standard Deviation: 2.56 ft



1-51N-25W
Carroll County
Missouri

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





Cherry Valley

Township 51N - Range 25W

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