MISSOURI Land & Farm

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Baltimore Bend – Tract 4 – 96.1% Tillable

29026 County Road 161, Norborne, MO 64668

Carroll County

$2,677,500



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com







Tract 4 – Premium Carroll County Tillable Farm

Located in the highly desirable Baltimore Bend area of the Missouri River Bottoms just south of Norborne, MO, this 214.2± acre tract presents an outstanding opportunity for investors and operators seeking highly productive Missouri farmland. Carroll County continues to be recognized for some of the most productive soils in the state, supported by strong farming operations, premium cash rents, excellent access to Kansas City and regional grain markets, and continued record-setting land values.

Tract 4 offers 205.88± tillable acres consisting primarily of productive Class II Haynie and Leta soils known for consistent yields and long-term investment value. The property features convenient access from the west side via an established access road, making field operations and grain handling efficient and practical. An older center pivot irrigation system is located on the property but is currently out of service, with local operators indicating replacement is unnecessary due to the farm's natural productivity and moisture capabilities.

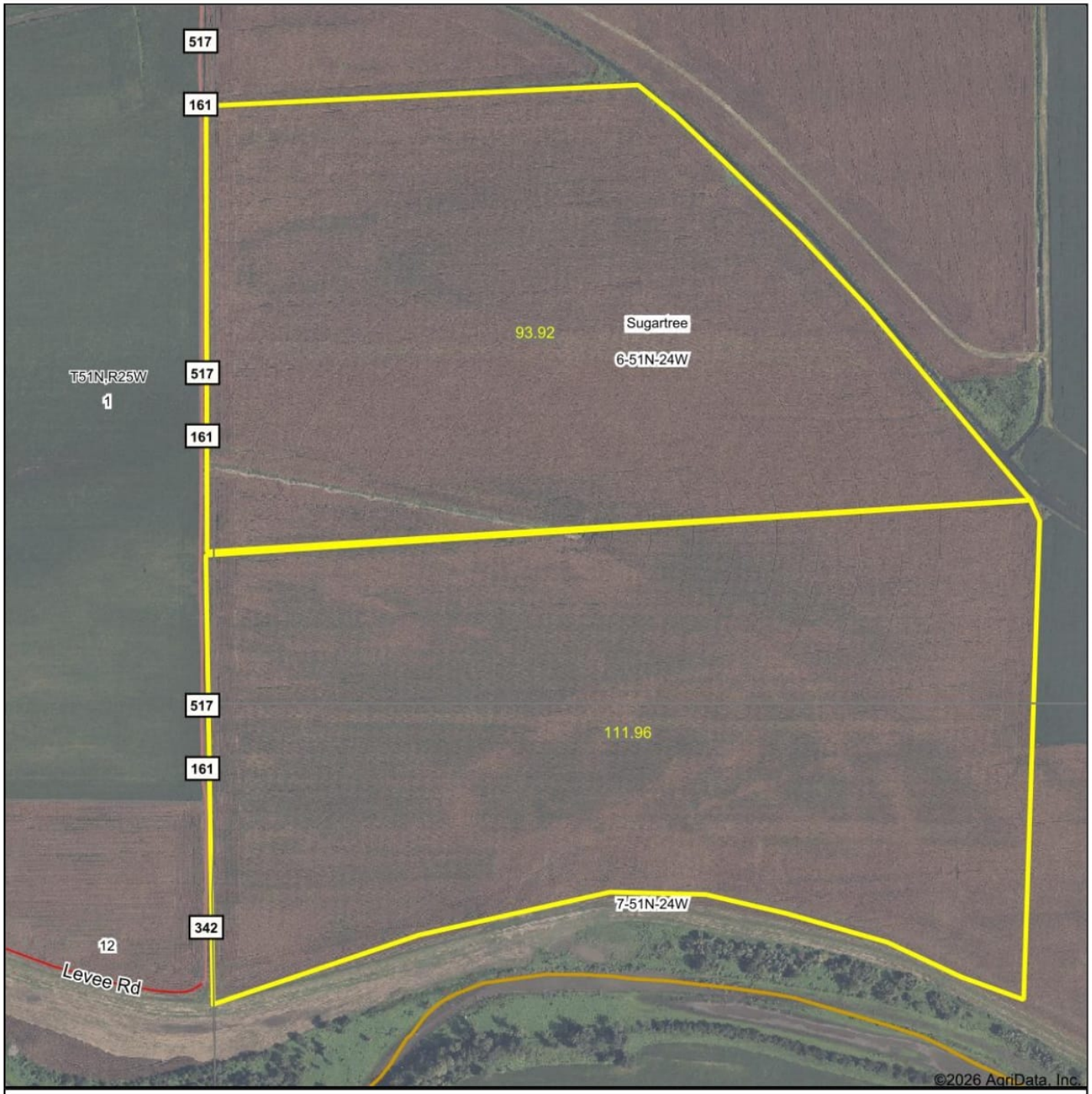
Property Highlights

- 214.2± total acres
- 205.88± tillable acres
- Predominately Class II Haynie & Leta soils
- Strong income and investment potential
- Access road along west side of property
- Located in the highly regarded Baltimore Bend area
- Excellent access to local and KC grain markets

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

Taxes: $4819.89

Aerial Map



Boundary Center: 39° 15' 6.79, -93° 38' 19.57

0ft 589ft 1178ft

6-51N-24W
Carroll County
Missouri

N
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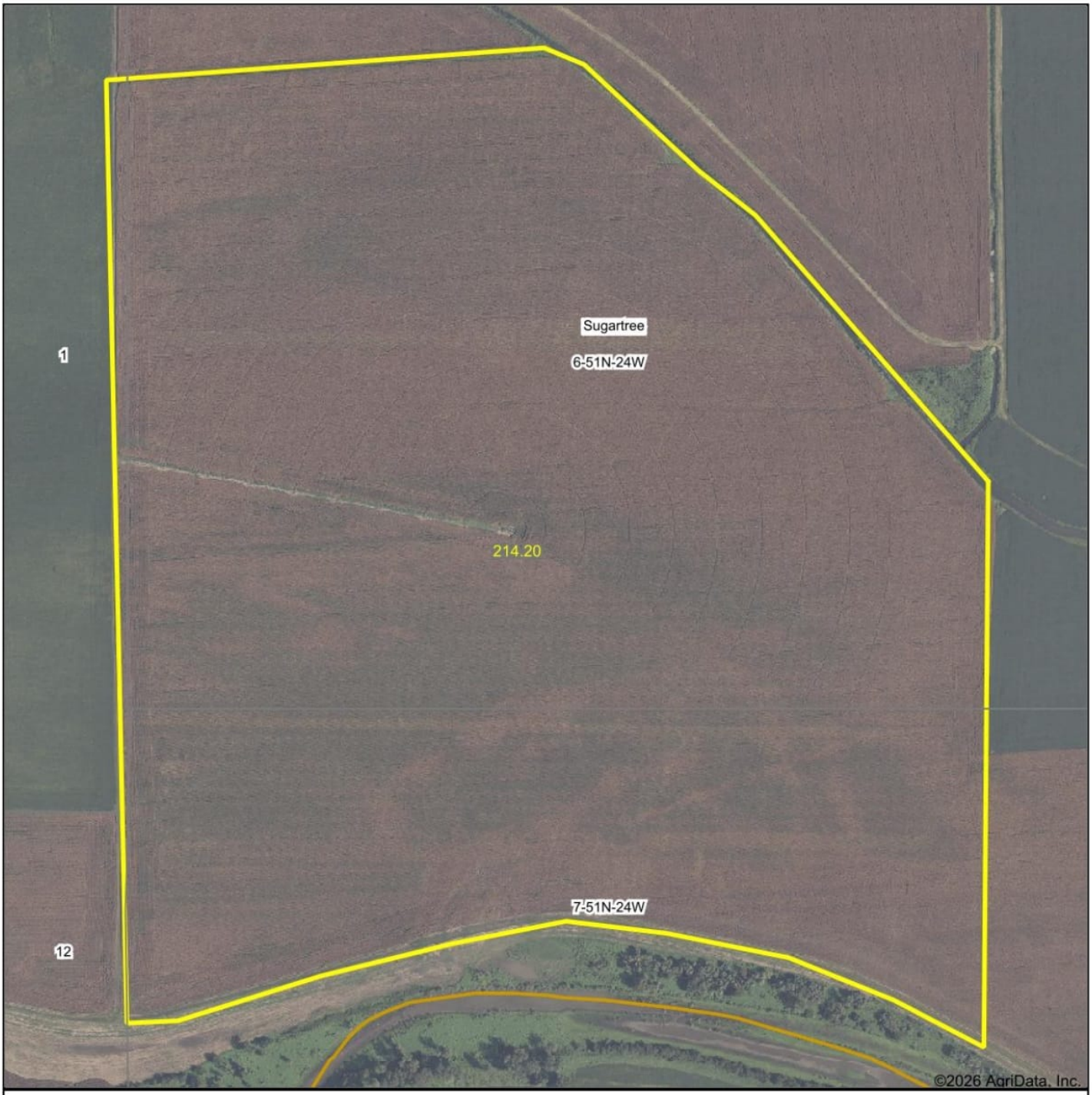
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5/28/2026

FA

FA

Aerial Map



Map Center: 39° 15' 6.7, -93° 38' 20

0ft 561ft 1123ft

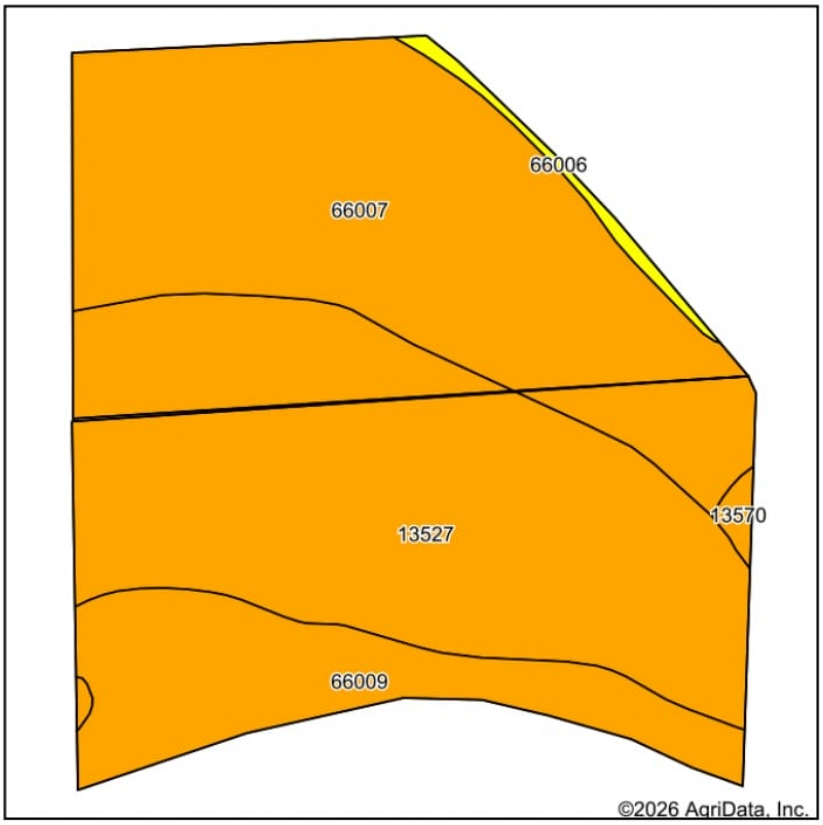
6-51N-24W
Carroll County
Missouri

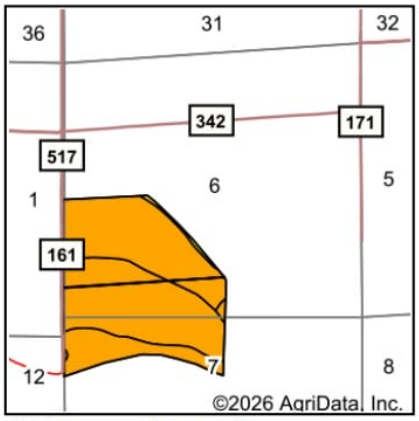
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Soils Map





State: **Missouri**
County: **Carroll**
Location: **6-51N-24W**
Township: **Sugartree**
Acres: **205.88**
Date: **5/28/2026**

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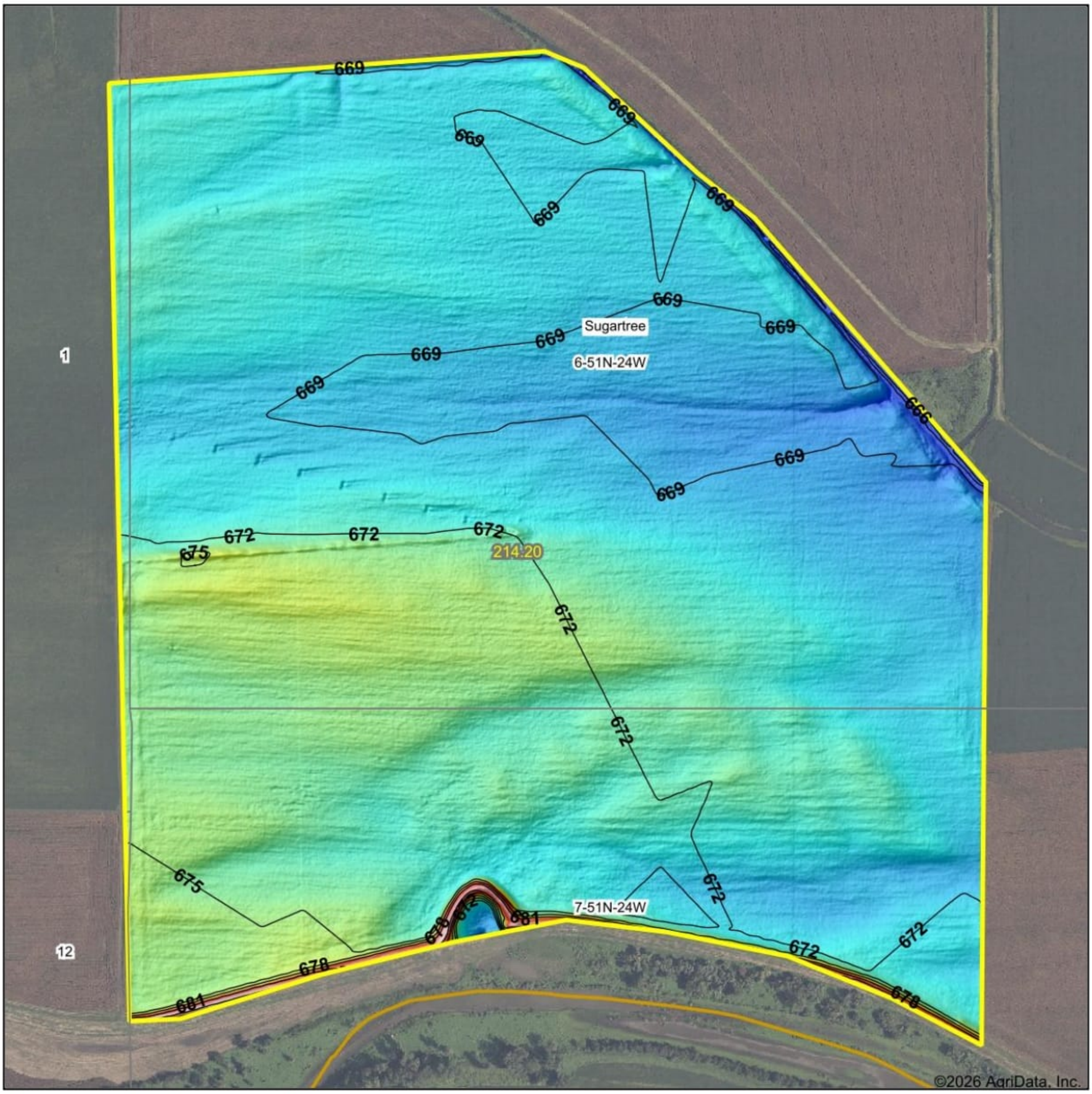
Soils data provided by USDA and NRCS.

Area Symbol: MO033, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Oats Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	Winter wheat Bu	*n So
13527	Haynie very fine sandy loam, 0 to 2 percent slopes, occasionally flooded	91.57	44.5%		IIw	7	6	6	5	1	9	2	8	10	2	
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	80.82	39.3%		IIw	7					7		8	9		
66009	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	30.09	14.6%		IIw											
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.31	1.1%		IIIw	7					7		8	9		

Soils data provided by USDA and NRCS.

Topography Hillshade





Source: USGS 3 meter dem
Interval(ft): 3
Min: 668.3
Max: 685.6
Range: 17.3
Average: 673.1
Standard Deviation: 1.67 ft

0ft 564ft 1129ft

5/27/2026

6-51N-24W
Carroll County
Missouri

Boundary Center: 39° 15' 6.7, -93° 38' 20

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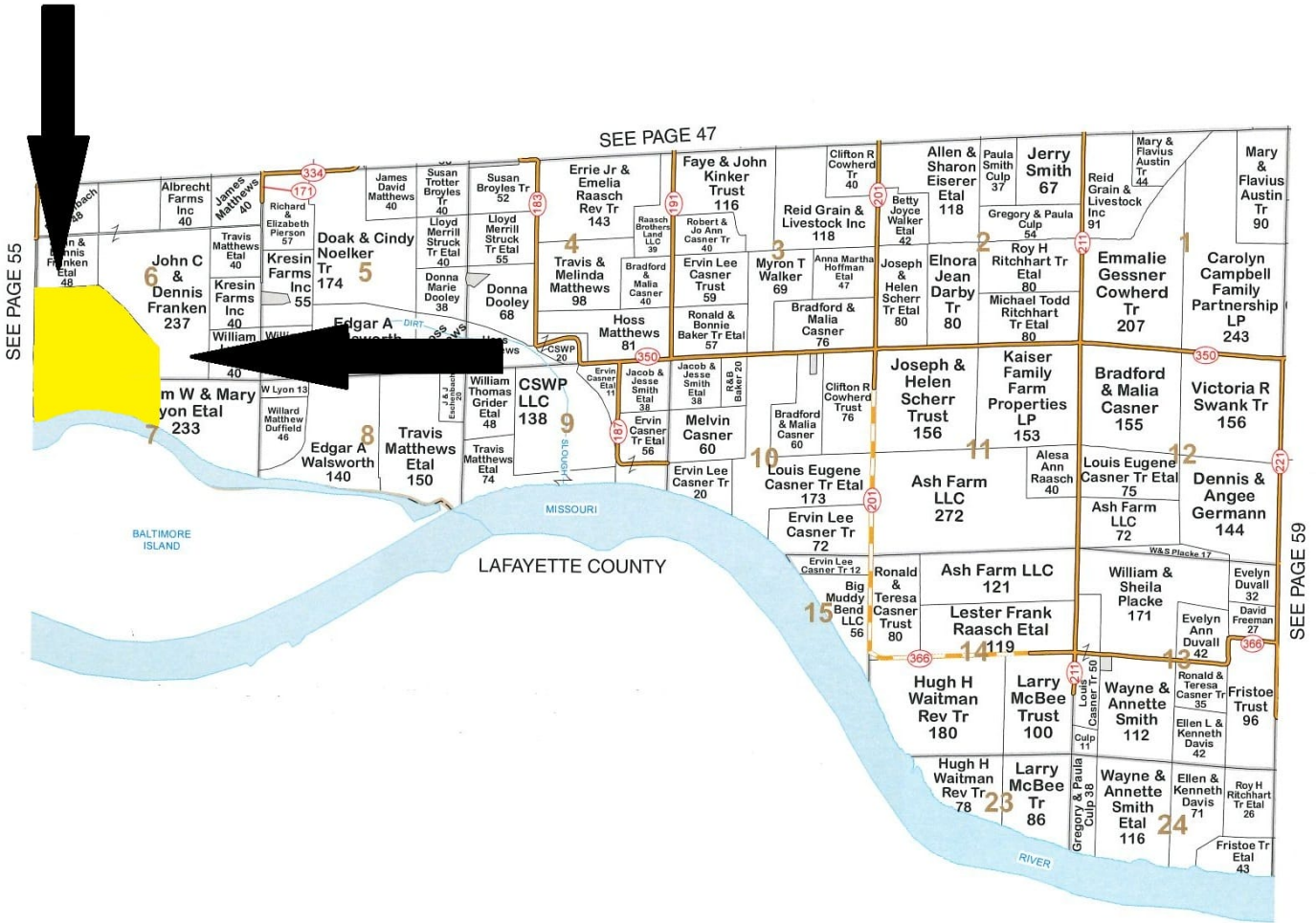
FEDERAL HOME LOAN BANK SYSTEM MEMBER
EQUAL HOUSING LENDER



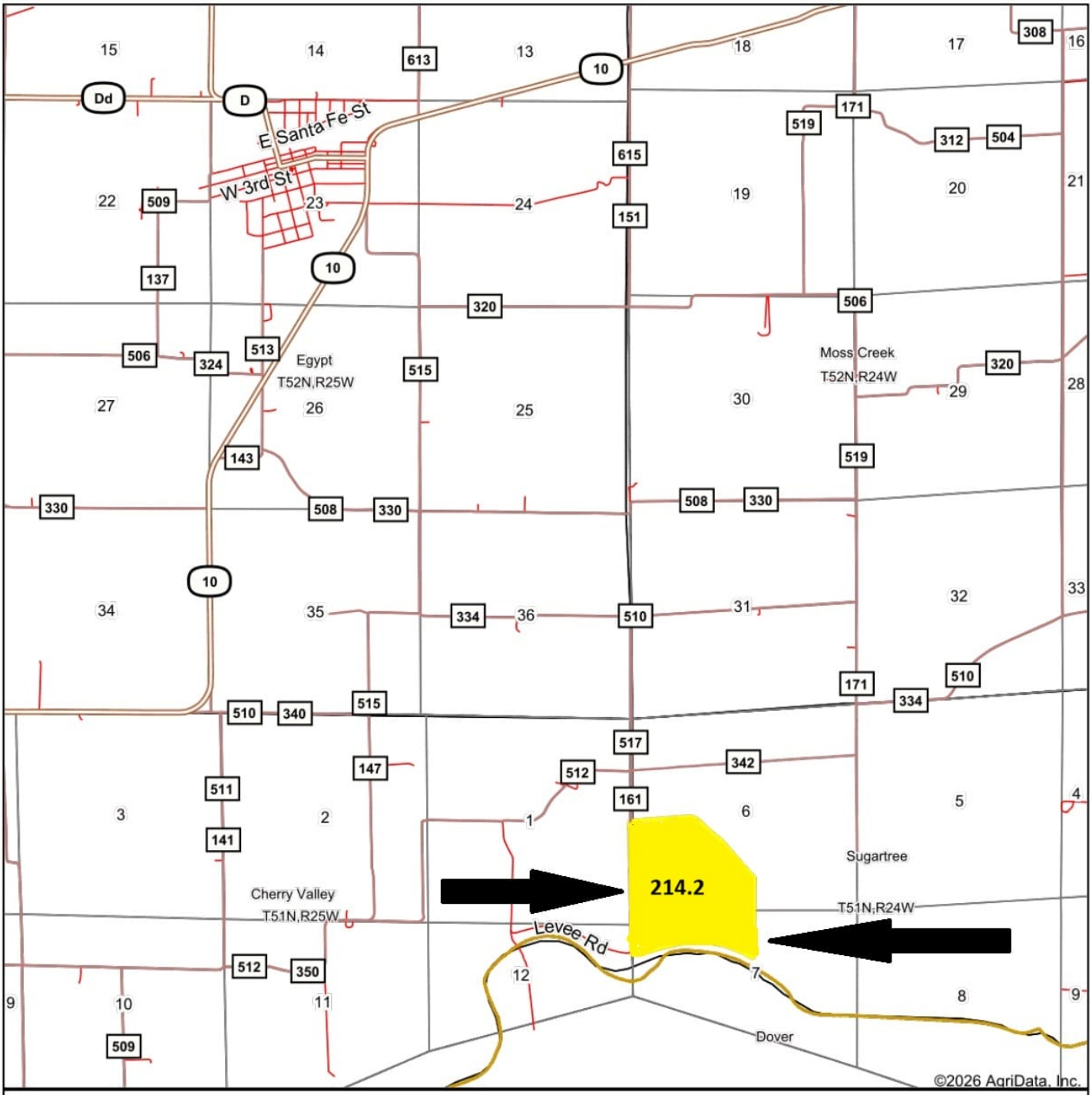
Sugartree

Township 51N - Range 24W

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Overview Map



Map Center: 39° 16' 33.08, -93° 39' 8.41

0ft 3977ft 7953ft

N W E S

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5/27/2026