MISSOURI Land & Farm

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Baltimore Bend – Tract 5 – 93.8% Tillable

29026 County Road 161, Norborne, MO 64668

Carroll County

$2,596,250



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com







Tract 5 – Carroll County, Missouri
River Bottom Farm & Waterfowl Opportunity

Located in the highly sought-after Baltimore Bend area just south of Norborne, MO, this 207.7± acre tract offers an exceptional opportunity for both investors and operators looking to own premium Missouri River Bottom farmland with additional recreational upside. Carroll County is well known for its productive soils, strong farming operations, premium cash rents, and continued record-setting land values, all supported by excellent access to Kansas City and regional grain markets.

Tract 5 features 194.88± highly productive tillable acres consisting primarily of Class II Haynie, Parkville, and Waldron soils known for excellent crop production and long-term investment value. An established access road runs through the center of the property, providing efficient access for farming operations and grain handling. In addition to its agricultural appeal, the property is surrounded by established duck clubs due to its close proximity to the Missouri River and Grand Pass Conservation Area, creating excellent potential for future waterfowl habitat development and recreational income opportunities.

Property Highlights

- 207.7± total acres
- 194.88± tillable acres
- Predominately Class II Haynie, Parkville & Waldron soils
- Established access road through property
- Strong income and investment potential
- Proximity to Missouri River & Grand Pass
- Surrounded by established duck clubs
- Excellent waterfowl development opportunity
- Access to local and KC grain markets

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

Taxes: $4109.89

Aerial Map



Map Center: 39° 14' 56.5, -93° 37' 33.99

0ft 622ft 1245ft

7-51N-24W
Carroll County
Missouri

N W E S

5/28/2026

Maps Provided By:
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Aerial Map



Map Center: 39° 14' 56.45, -93° 37' 34.77

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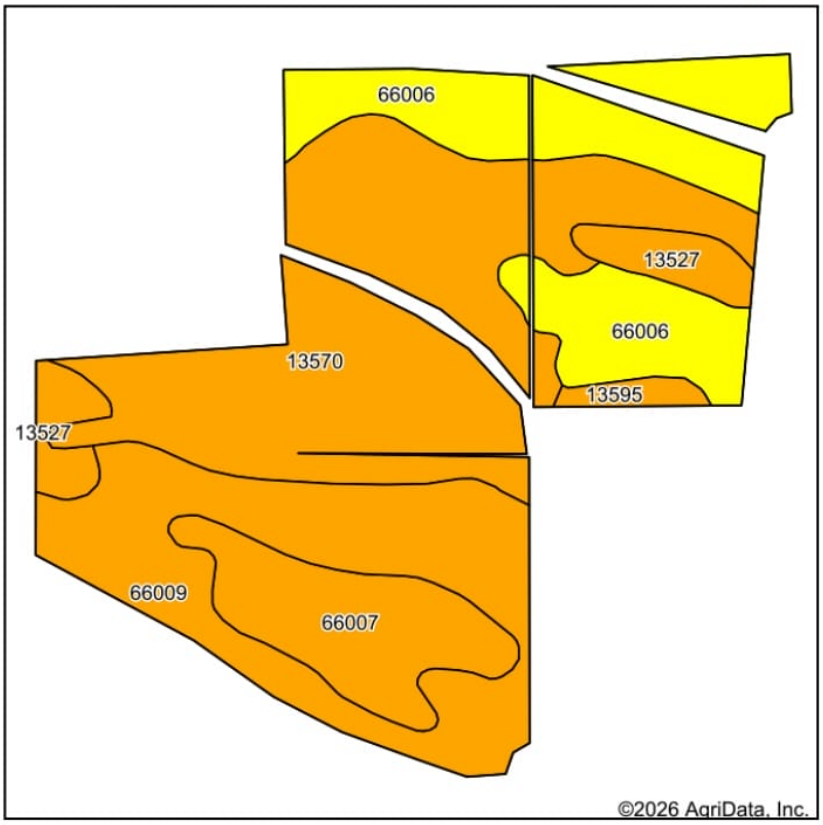
7-51N-24W
Carroll County
Missouri

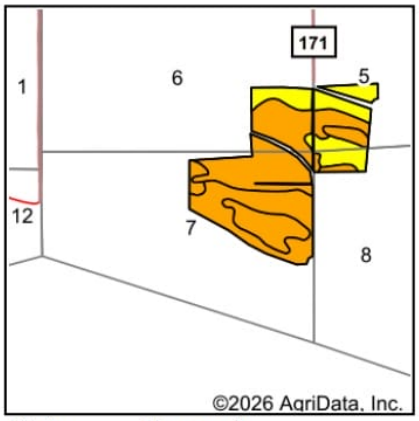
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5/27/2026

Soils Map





State: **Missouri**
County: **Carroll**
Location: **7-51N-24W**
Township: **Sugartree**
Acres: **194.95**
Date: **5/28/2026**

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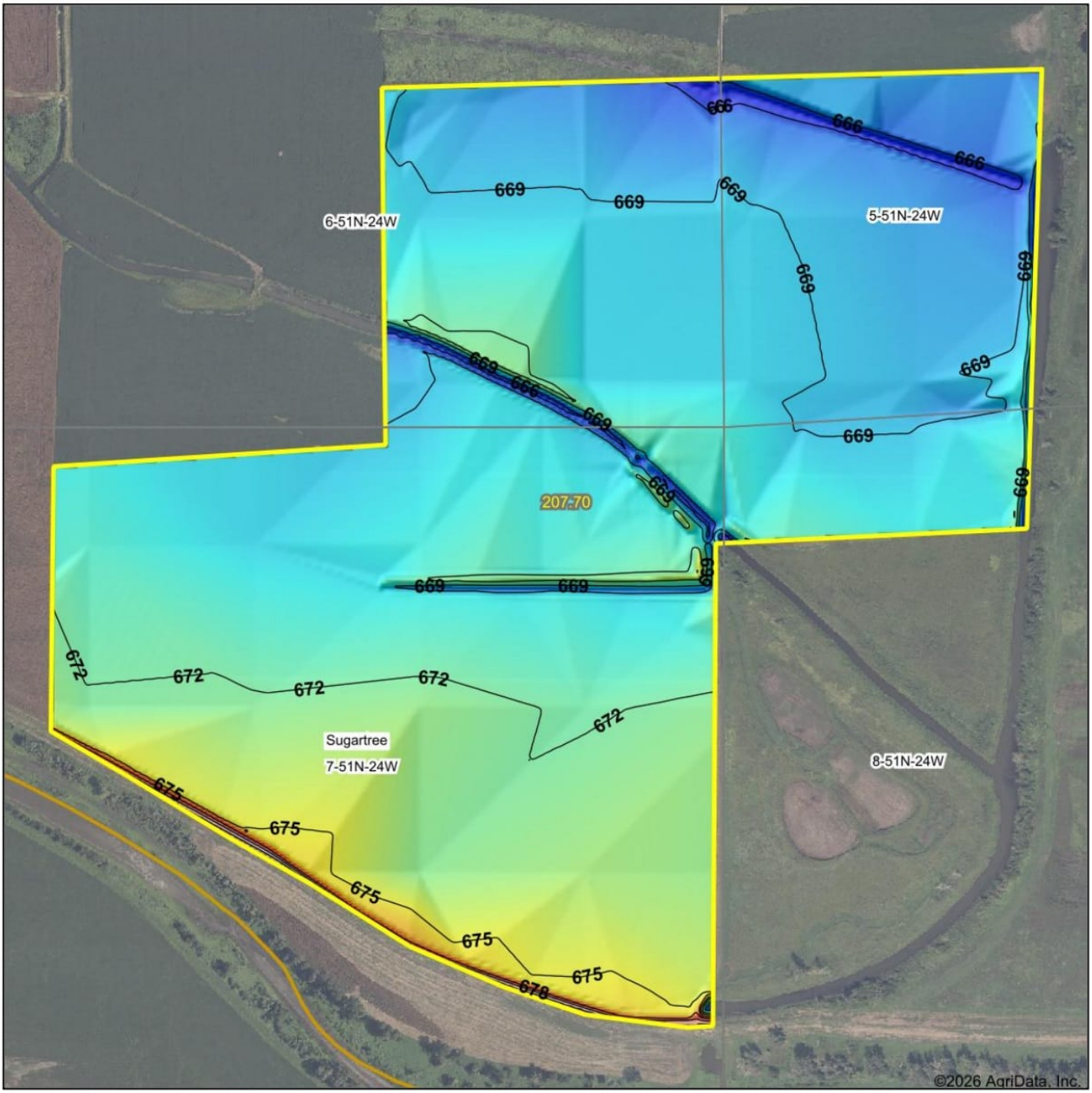
Soils data provided by USDA and NRCS.

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
13570	Parkville silty clay loam, 0 to 2 percent slopes, occasionally flooded	75.62	38.7%		IIw	7					7		8	9		
66009	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	45.39	23.3%		IIw											
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	40.66	20.9%		IIIw	7					7		8	9		
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	21.01	10.8%		IIw	7					7		8	9		

Soils data provided by USDA and NRCS.

Topography Hillshade



Low Elevation High

Source:	USGS 3 meter dem
Interval(ft):	3
Min:	668.7
Max:	684.7
Range:	16.0
Average:	671.2
Standard Deviation:	1.61 ft

0ft 615ft 1230ft

N W E S

5/27/2026

7-51N-24W
Carroll County
Missouri

Boundary Center: 39° 14' 56.45, -93° 37' 34.77

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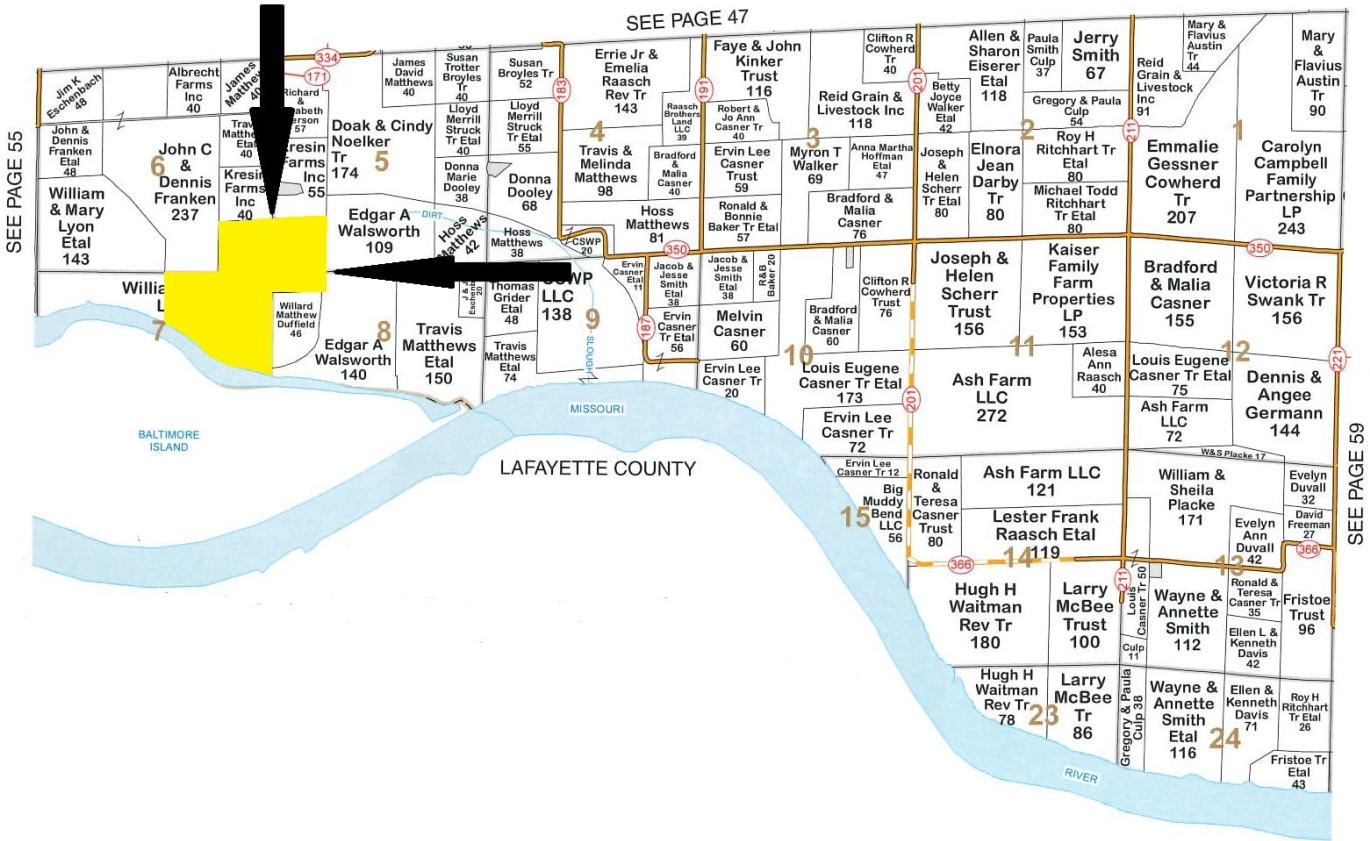
FEDERAL HOME LOAN BANK SYSTEM MEMBER
EQUAL HOUSING LENDER



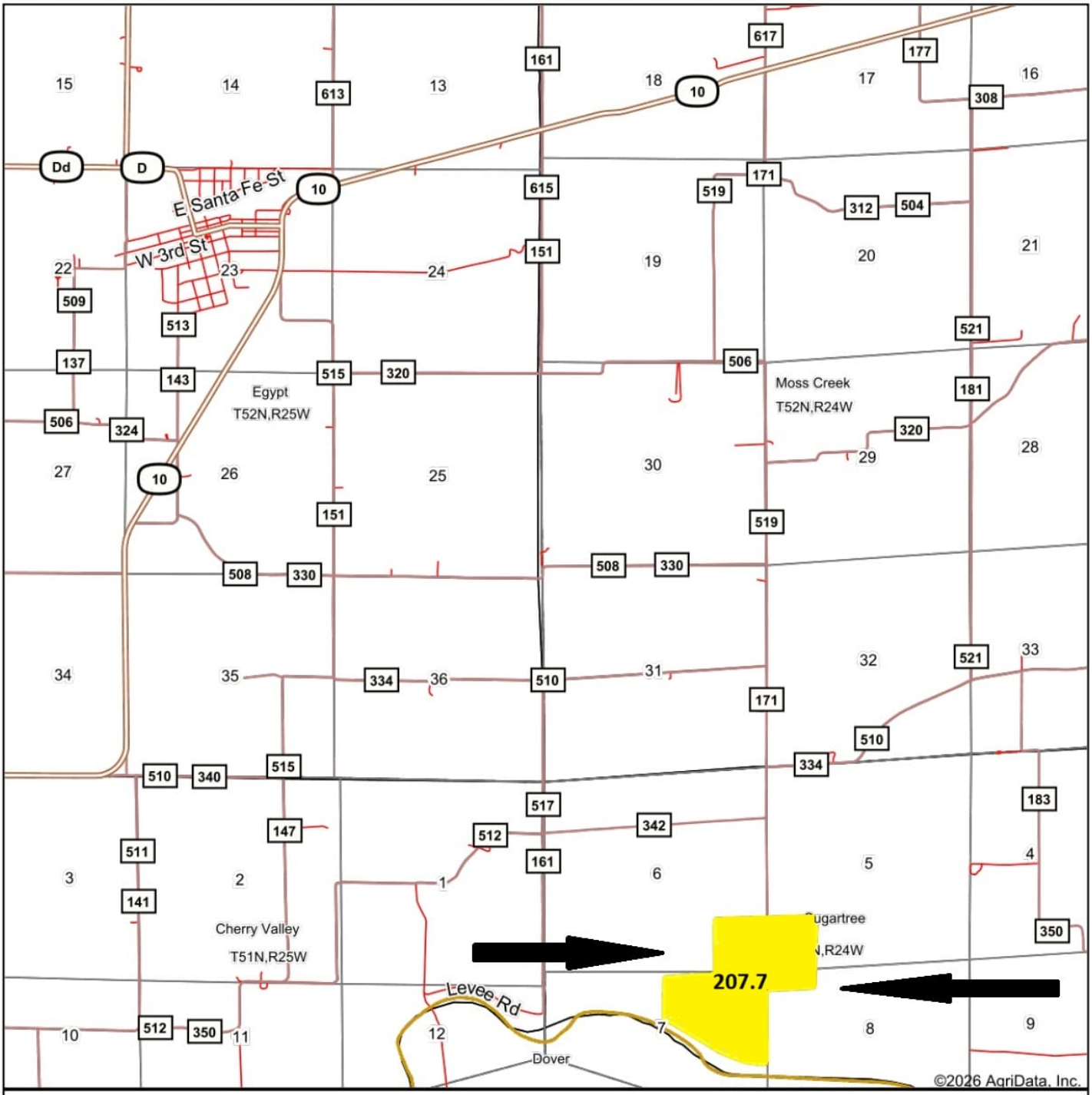
Sugartree

Township 51N - Range 24W

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Overview Map



Map Center: 39° 16' 49.77, -93° 38' 39.85

0ft 4010ft 8020ft

N W E S

5/27/2026

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