



MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

Chariton Co. Land Auction!!

Hwy P, Lagonda, MO 63558

Chariton County



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



**CHARITON CO. LAND AUCTION
ONLINE ONLY AUCTION
AUCTION BEGINS JAN 8 2025 @ 10 AM
AUCTION ENDS JAN 15 2025 @ 6 PM**

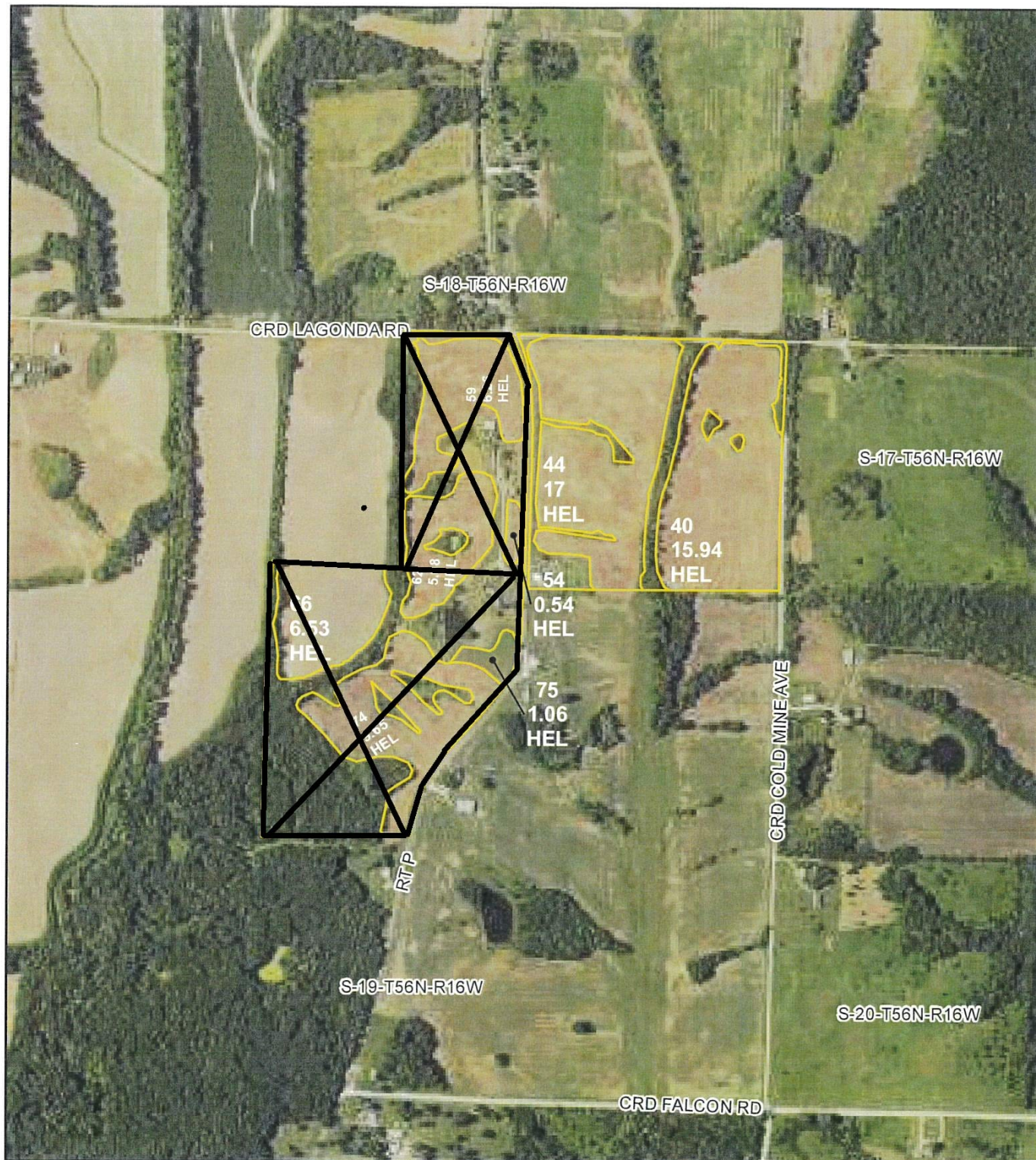
AUCTIONEERS NOTE: Due to health reasons, Mrs. Linda Clark will sell the following real estate.

DESCRIPTION: This farm is 37.21 acres (m/l) with approx 32 FSA tillable acres. Conveniently located close to Highway 36 near New Cambria, MO, it is about 10 miles south of New Cambria on Route P. The farm is located on the east side of the blacktop, with Highway P frontage and gravel road access on two sides.

FORMAT: The farm will be sold by the acre. A survey is currently underway, and the acres will be adjusted for the contract price when the survey is complete. Online bidding only.

TERMS: A 5% buyer's premium will be added to the final sales price to arrive at the contract price. A 10% down payment is required at the signing of the contract, with the balance due at closing, preferably within 45 days. The farm sells as-is, where-is. Sellers and the auction company are not responsible for internet failure. For more information, please call or text Dave Atkinson at 660-788-3333 or visit missourilandandfarm.com.

**LINDA CLARK, SELLER
MISSOURI LAND AND FARM
Dave Atkinson 660-788-3333**



**All Measurements are for
FSA Programs Only
Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Chariton Co. FSA

DC = Double Crop
C = Corn - Yel - GR
SB = Soybn - Com - GR
Milo = Sorgh - GRS - GR
Wht = Wheat - SRW - GR
Hay = MIXFG - LGM - FG
P - MIXFG - LGM - GZ
LS - MIXFG - LGM - LS
*Unless notated on Map

1 inch equals 660 feet

Program Year: 2025

Created: 10/25/2024

Flown: 2022-6-20



- clu
- crp
- plss

**Farm 201
Tract 3195**

Aerial Map



©2024 AgriData, Inc.

Map Center: 39° 39' 35.28, -92° 43' 49.97

0ft 239ft 479ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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18-56N-16W
Chariton County
Missouri

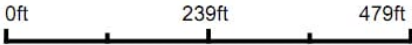


11/30/2024

Aerial Map



Map Center: 39° 39' 35.28, -92° 43' 49.97



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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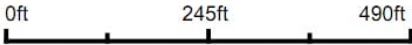
18-56N-16W
Chariton County
Missouri

11/30/2024

Aerial Map



Map Center: 39° 39' 35.35, -92° 43' 49.81



11/30/2024

Maps Provided By:

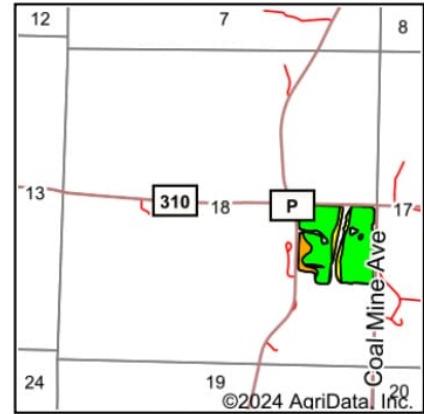
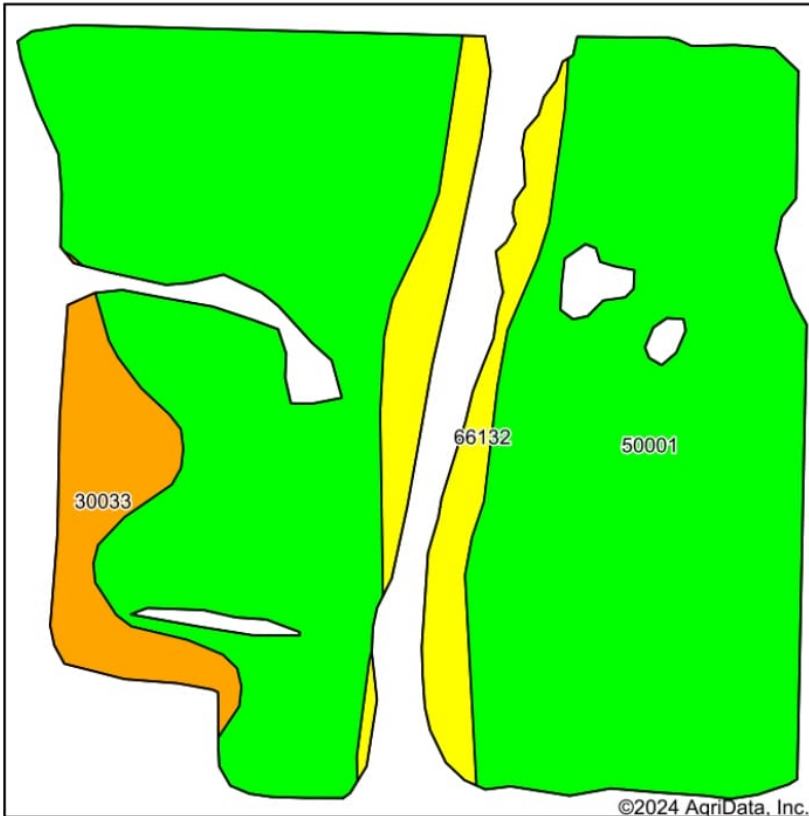


CUSTOMIZED ONLINE MAPPING

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18-56N-16W
Chariton County
Missouri

Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **18-56N-16W**
 Township: **Bee Branch**
 Acres: **32.94**
 Date: **11/30/2024**

Maps Provided By:

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Soils data provided by USDA and NRCS.

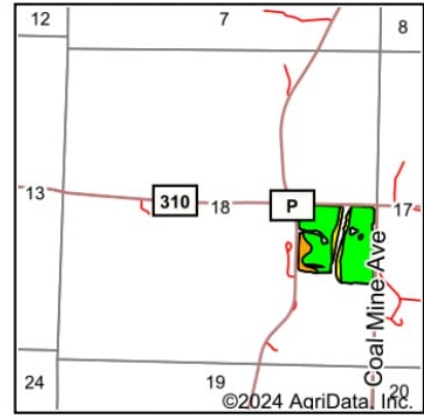
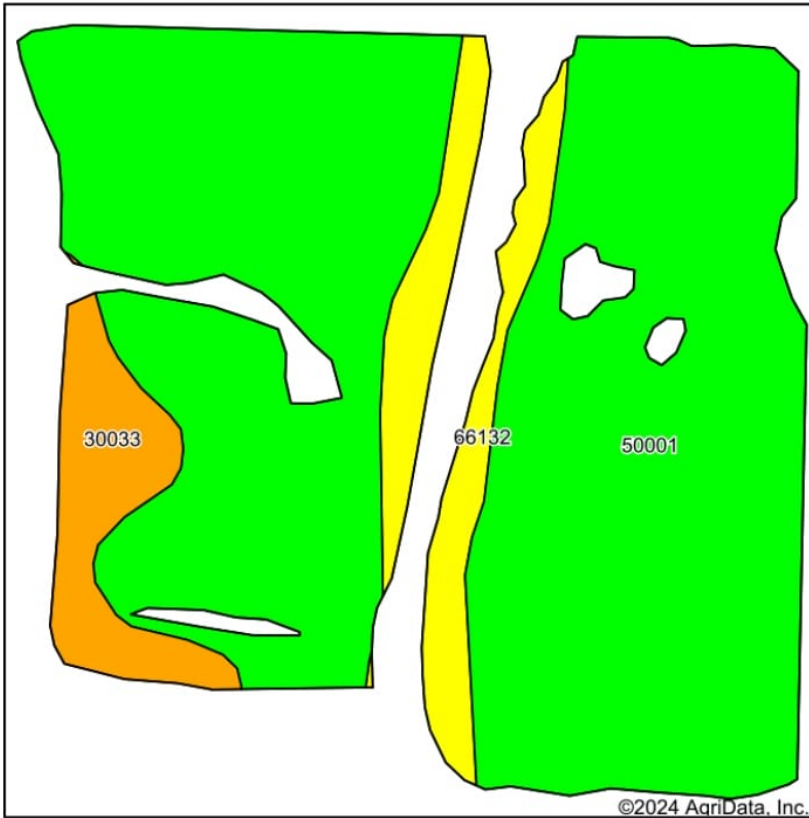
Area Symbol: MO041, Soil Area Version: 27															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	Wheat Bu
50001	Armstrong loam, 5 to 9 percent slopes, eroded	27.74	84.3%		IVe										
66132	Dockery silt loam, 1 to 3 percent slopes, frequently flooded	3.01	9.1%		IIIw			8	5	4	9	1	8	10	
30033	Armstrong loam, 2 to 5 percent slopes	2.19	6.6%		Ile	5	7	6			7		6	7	
Weighted Average					3.78	0.3	0.5	1.1	0.5	0.4	1.3	0.1	1.1	1.4	

*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.

Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **18-56N-16W**
 Township: **Bee Branch**
 Acres: **31.87**
 Date: **11/30/2024**

Maps Provided By:  **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO041, Soil Area Version: 27

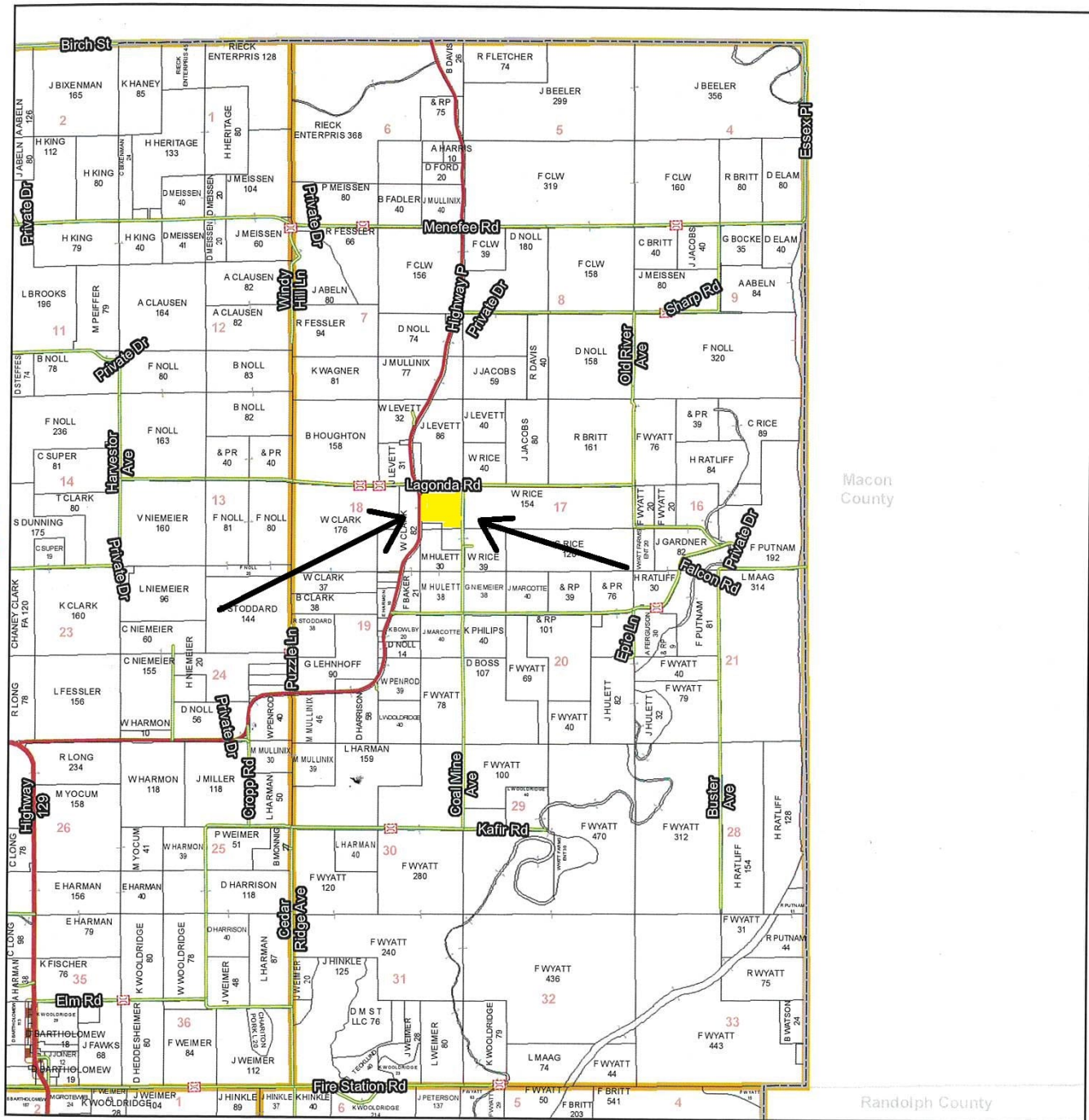
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	Wheat Bu
50001	Armstrong loam, 5 to 9 percent slopes, eroded	26.79	84.1%		IVe										
66132	Dockery silt loam, 1 to 3 percent slopes, frequently flooded	2.94	9.2%		IIIw			8	5	4	9	1	8	10	
30033	Armstrong loam, 2 to 5 percent slopes	2.14	6.7%		Ile	5	7	6			7		6	7	
Weighted Average						3.77	0.3	0.5	1.1	0.5	0.4	1.3	0.1	1.1	1.4

*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 - R16W



See Page 33

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.

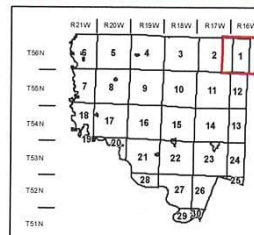
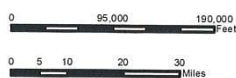
Most parcels > 10 ac labeled

GIS & Map Development By:



www.midlandgis.com

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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