



MISSOURI Land & Farm

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

Prime 158-Acre Farm & Hunting Retreat in Chariton County

Shelby Ave/Pleasant Woods Road, Salisbury, MO 65281

Chariton County

\$1,027,000



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com



Chariton County, Missouri is widely recognized for its fertile farmland and exceptional hunting opportunities. The area's rich soils, nourished by the Chariton River and its tributaries, provide some of the state's best crop production while supporting abundant wildlife, including a thriving population of deer and turkey.

The **East Fork bottoms** extend northward into the rolling hill country just east of Salisbury, Missouri. This varied topography creates some of the most sought-after combination farm and hunting properties in the region. This 158-acre property, along with the surrounding land, showcases nearly every habitat type imaginable. The farm boasts approximately 73 acres of fertile, rolling hill and bottomland soils, combined with 48 acres of CRP set to expire on September 30, 2026. It also features beautiful hardwoods, dense cedar thickets, strategic food plot locations, and rich cover, making it a true wildlife haven.

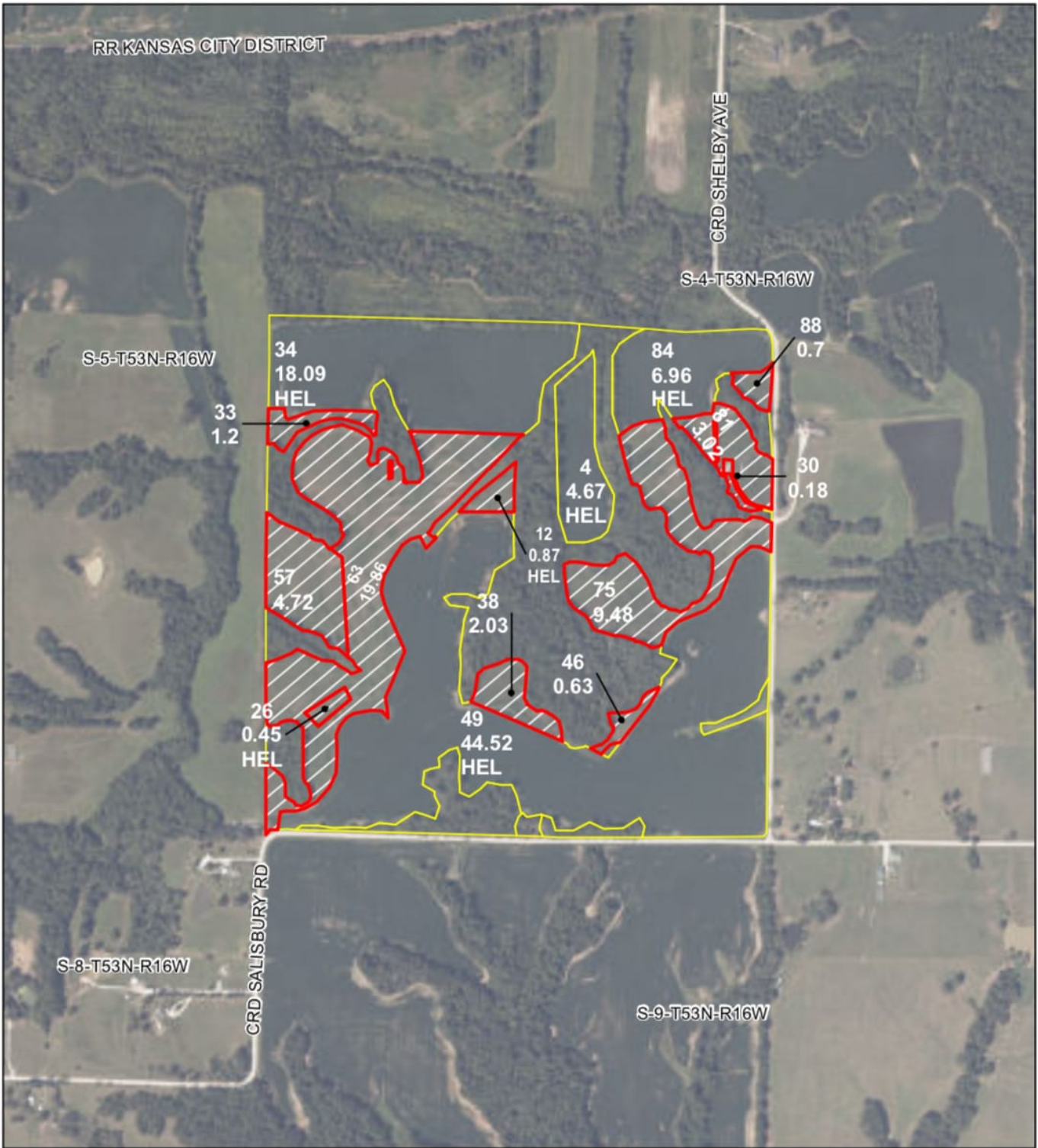
From an income perspective, the farming rights are currently open. There is an offer of \$210 per acre on the 73 tillable acres, generating \$15,530 annually for the 2026 crop year. Additionally, the land offers solid hunting lease income, with an annual offer of \$6,000. The remaining open ground produces reliable CRP income, with 48 acres receiving \$123 per acre, or \$5,904 annually. These acres are signed up for CRP renewal this fall but could easily be transitioned to tillable production for an increased ROI. As-is, the farm would generate \$27,234 annually or more, with some cleanup this fall.

Having been meticulously farmed and cared for over the last 20 years, this property has been fertilized and managed for maximum productivity, with a consistent corn and soybean crop rotation. In 2025, the farm produced an impressive 212 bushels per acre of corn. With good road frontage and multiple access points, the property offers excellent access for farm equipment.

The hunting opportunities here are exceptional, especially during turkey season. The mornings are filled with the sound of gobbles echoing across the land. Over the years, the property has developed a reputation for consistent, successful hunting, including numerous trophy whitetail deer harvested with both archery and rifle. The mix of creek-bottom stretches, secluded interior fields, prime bedding areas with favorable topography, and multiple access points make this farm an ideal retreat for serious deer hunters.

There are several potential building and cabin sites, and the property is conveniently located just one mile south of Highway 24 and four miles east of Salisbury.

Contact **Dave Atkinson** at **660-788-3333** with **Missouri Land and Farm** to schedule a tour or for more details about this outstanding 158-acre combination farm in Chariton County.



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 noted on Map

1 inch equals 660 feet

Program Year: 2026

Created: 11/14/2025

Flown: 8/25/2024



- clu
- crp
- nlss

Farm 3209
Tract 3124

Aerial Map



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Map Center: 39° 25' 6.79, -92° 43' 2.16



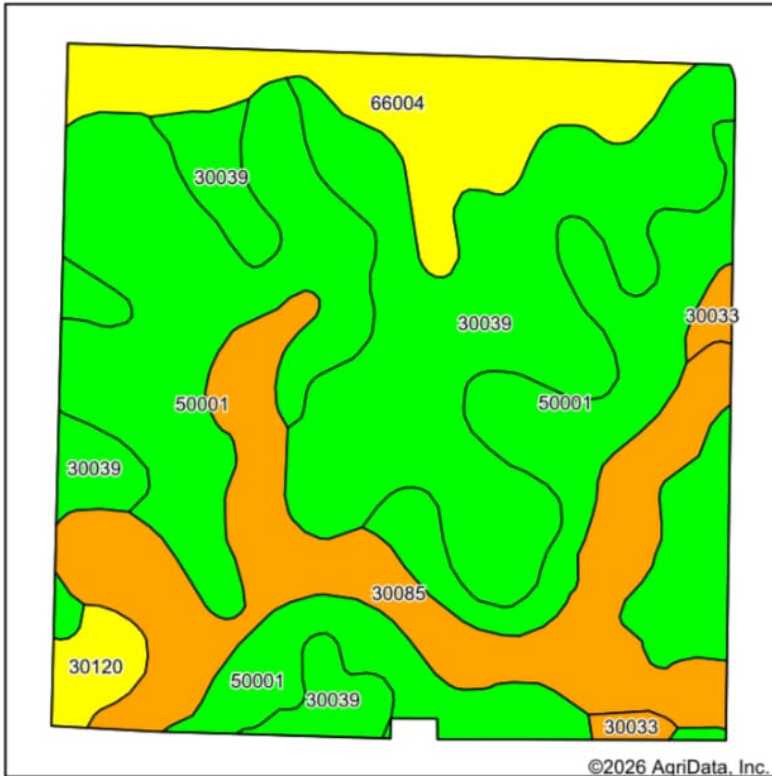
4-53N-16W
Chariton County
Missouri



Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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2/24/2026

Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **4-53N-16W**
 Township: **Salisbury**
 Acres: **158.37**
 Date: **3/31/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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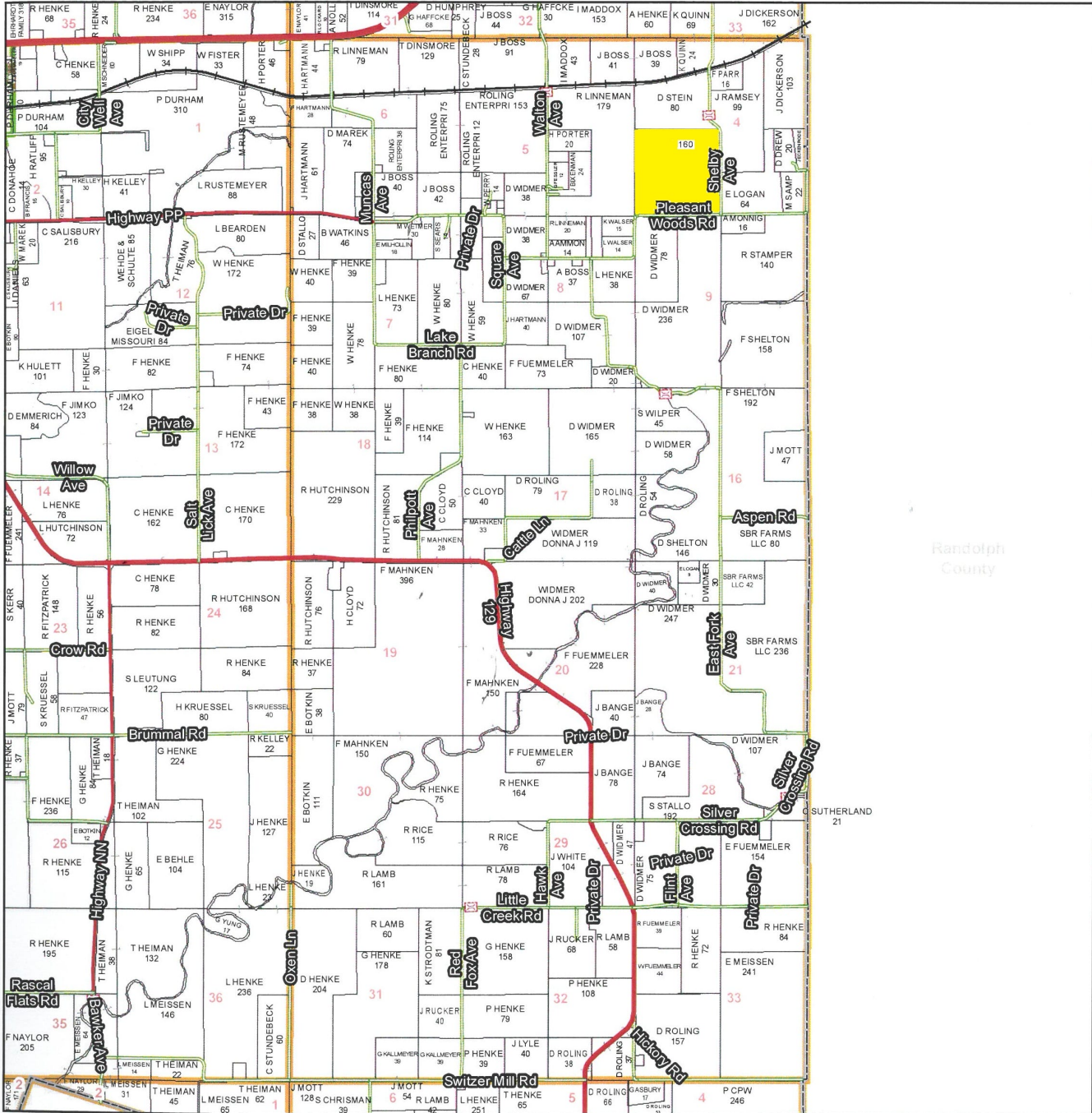
Area Symbol: MO041, Soil Area Version: 28

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	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasse: Tons
50001	Armstrong loam, 5 to 9 percent slopes, eroded	59.46	37.6%		IVe										
30039	Armstrong loam, 9 to 14 percent slopes, eroded	46.28	29.2%		IVe										
30085	Grundy silt loam, 2 to 5 percent slopes	30.57	19.3%		IIe										
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	17.47	11.0%		IIIw				8	5	5	4	9	1	8
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	2.90	1.8%		IIle	5	8		7				8		7

Soils data provided by USDA and NRCS.

T53N - R16W

See Page 45



See Page 55

Randolph County

See Page 65

Chariton County Commission
 Tony McCollum - Presiding Commissioner
 Danny Price - Western District Commissioner
 Steve Atkinson - Eastern District Commissioner

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

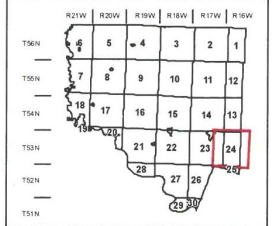
Data Courtesy Chariton County Geographic Information System
 Darrin Gladbach - Assessor

Most parcels > 10 ac labeled

GIS & Map Development By:



www.midlandgis.com



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

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