



MISSOURI Land & Farm

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

RICE FAMILY ONLINE AUCTION!!

32505 HAWK, SALISBURY, MO 65281

Chariton County



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com

****CHARITON CO. LAND and HOME AUCTION ****

3 INCREDIBLE TRACTS

32505 HAWK, SALISBURY, MO 65281

Don't miss this once-in-a-generation chance to own highly sought-after property just 6.5 miles south of Salisbury, MO! Whether you're looking for a beautiful country home, productive farmland, or a prime hunting retreat — this

auction has it all. Call or Text Dave Atkinson 660-788-3333 or Check missourilandandfarm.com for more info and pictures

TRACT 1 – Prime Farmland & Recreation (169 Acres M/L)

(Recorded Easement to TRACT 1)

(Buyer to receive farming rights after the 10% Escrow check has been deposited)

- 134.67 FSA tillable acres
- Quality soils, mostly levee-protected
- Great deer and turkey hunting
- Some waterfowl opportunities
- Income-producing and recreational potential

TRACT 2 Home, Pond & Outbuildings on 5 Acres m/l

- 4-bedroom, 2-bath upstairs home
- Full walk-out basement partially finished with 2 bedrooms, large living room, bathroom, and storage room
- Home measures 64' x 28'
- Large deck overlooking a 2-acre (±) stocked pond (catfish, crappie, bass, and perch)
- 30' x 30' garage with 12' carport
- Chicken coop for hobby farming or fresh eggs
- Peaceful and private country setting with ample space

TRACT 3 – Shop, Grain Bins & Acreage (Approx. 22 Acres M/L)

- Approx. 20 acres M/L (survey to govern)
- Some pipe fencing in place
- Four grain bins
- 60' x 30' shop/storage building
- 18' wraparound lean-to on North and West sides
- Ready for equipment, livestock, or Ag use

ONLINE AUCTION DETAILS

- Bidding Opens: May 16th
- Bidding Closes: May 28th at 6:00 PM

OPEN HOUSES

- Sunday, May 4th | 1:00 – 3:00 PM
- Sunday, May 18th | 1:00 – 3:00 PM

TERMS

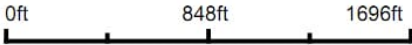
- 10% down due at signing of contract close within 45 days
- Property sells "AS IS, WHERE IS"
- Sale subject to owner's confirmation
- Statements made by Auction Company take precedence over all printed material

**Robert A. & Catherine Rice
Mitchell & Andrea Rice, Sellers
MISSOURI LAND AND FARM AUCTIONS
Dave Atkinson 660-788-3333 Jeff Quinn 660-734-3925
Don't Miss This Rare Opportunity**

Aerial Map



Map Center: 39° 21' 48.58, -92° 44' 43.67



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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30-53N-16W
Chariton County
Missouri

4/11/2025



crp
clu
plss

Farm 1620
Tract 3148

DC = Double Crop
C = Corn - Yel - GR
SB = Soybn - Com - GR
Milo = Sorgh - GRS - GR
Wht = Wheat - SRW - GR
Hay = MIXFG - LGM - FG - pd 10/10/2020
P - MIXFG - LGM - GZ - pd 10/10/2020
LS - MIXFG - LGM - LS - pd 10/10/2020
*Unless notated on Map

Chariton Co. FSA
Program Year: 2025
Created: 12/5/2024
Flown: 2022-6-20

All Measurements are
For FSA Programs Only

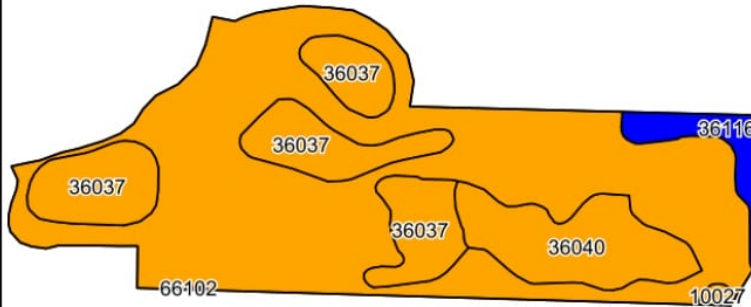
1 inch equals 651 feet

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.



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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	Com berm Tons
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	108.00	64.0%		IIlw			
36037	Tice silt loam, 0 to 2 percent slopes, frequently flooded	33.37	19.7%		IIlw			
36040	Tuskeego silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.81	10.5%		IIlw			
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	9.03	5.3%		IIlw			
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	0.69	0.4%		IIle	7	8	
66102	Portage silty clay, 0 to 2 percent slopes, occasionally flooded, frequently ponded	0.10	0.1%		Vw			
Weighted Average					2.95	*-	*-	

*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: 624.1
Max: 654.9
Range: 30.8
Average: 635.8
Standard Deviation: 3.18 ft



30-53N-16W
Chariton County
Missouri

Boundary Center: 39° 21' 48.58, -92° 44' 43.67









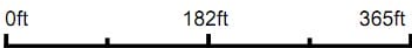


Aerial Map



©2025 AgriData, Inc.

Boundary Center: 39° 21' 49.77, -92° 44' 5.98



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29-53N-16W
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4/11/2025









































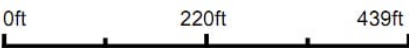


Aerial Map



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Boundary Center: 39° 21' 43.38, -92° 44' 7.64



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29-53N-16W
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Missouri



4/11/2025



crp
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Farm 1620
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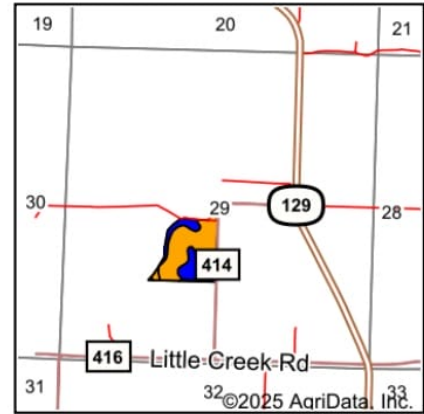
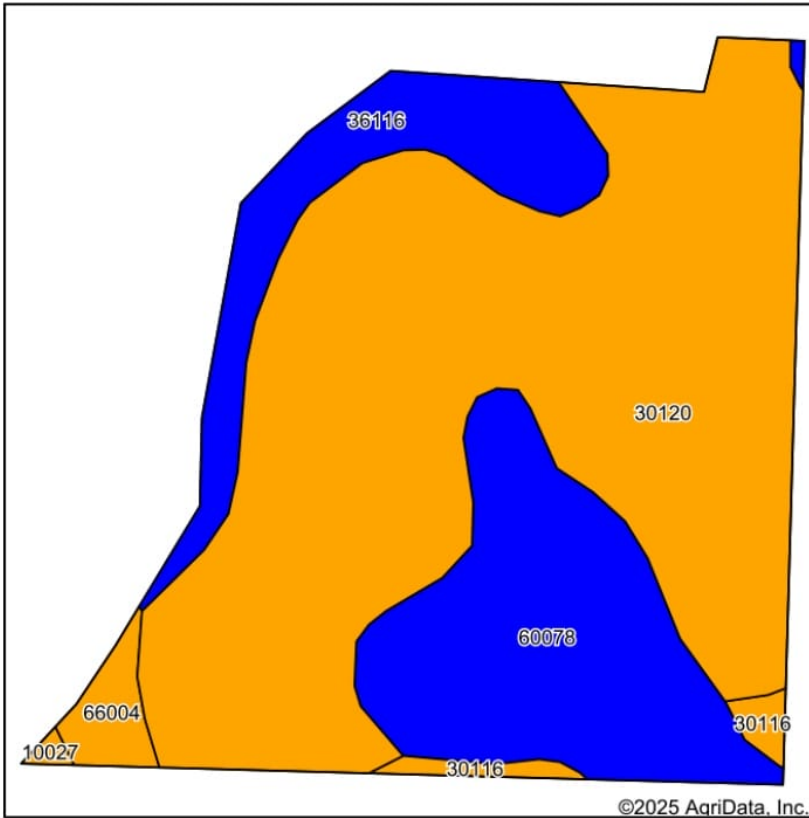
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Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **29-53N-16W**
 Township: **Salisbury**
 Acres: **22**
 Date: **4/11/2025**

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MO041, Soil Area Version: 27

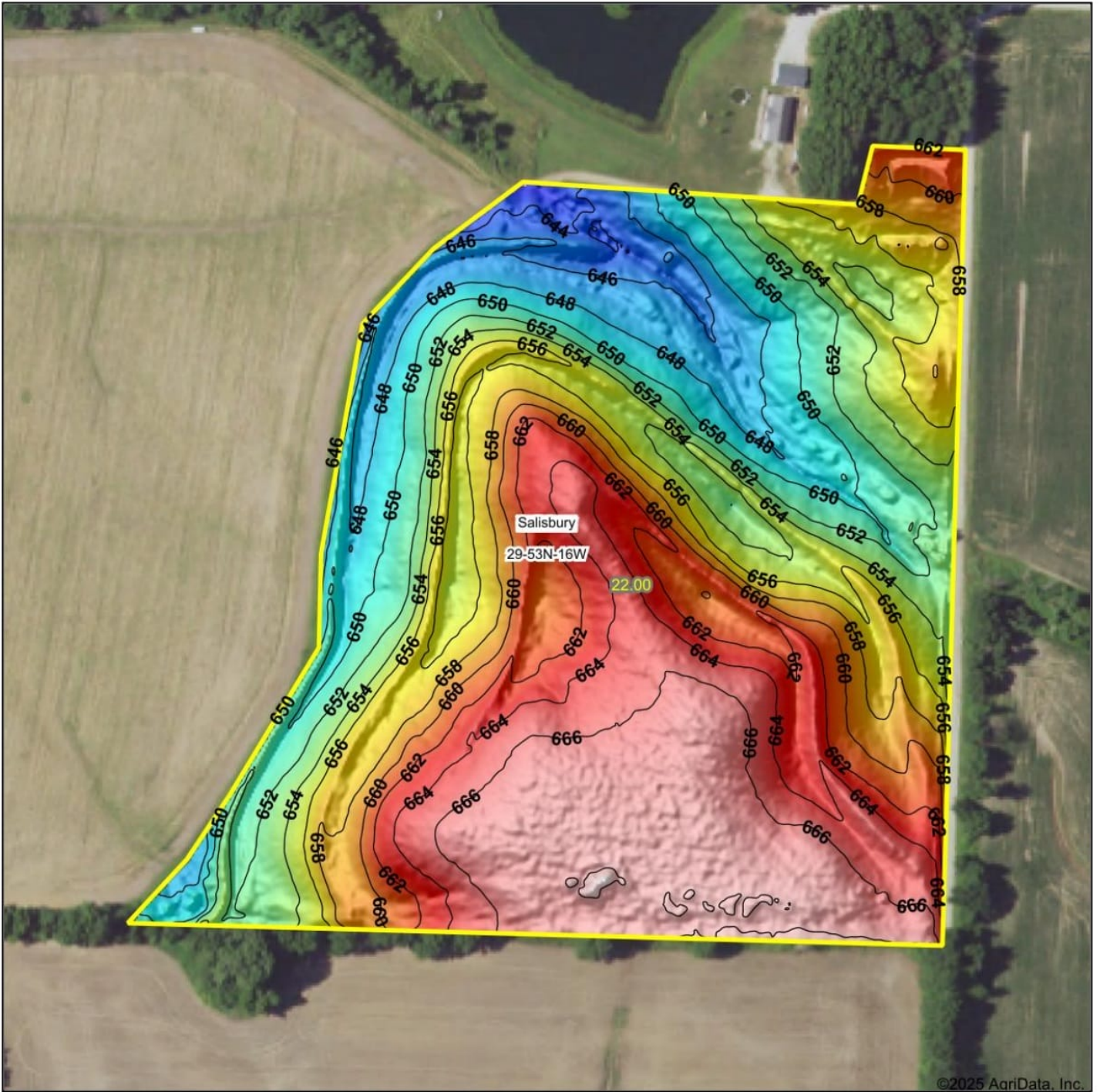
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grass Tons
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	14.37	65.4%		IIIe	5	8	7					8		7
60078	Crestmeade silt loam, 0 to 3 percent slopes	4.54	20.6%		IIw		2	8					7		8
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.34	10.6%		IIw										
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	0.44	2.0%		IIIw			8	5	5	4	9		1	8
30116	Lagonda silt loam, 2 to 5 percent slopes, eroded	0.31	1.4%		IIIe	5	7	7				8			7
Weighted Average					2.69	3.3	5.7	6.5	0.1	0.1	0.1	7		*	6.5

*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.

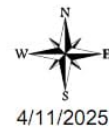
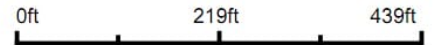
Topography Hillshade



©2025 AgriData, Inc.



Source: USGS 1 meter dem
Interval(ft): 2
Min: 642.3
Max: 669.9
Range: 27.6
Average: 657.5
Standard Deviation: 6.89 ft



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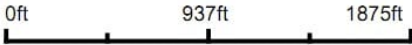


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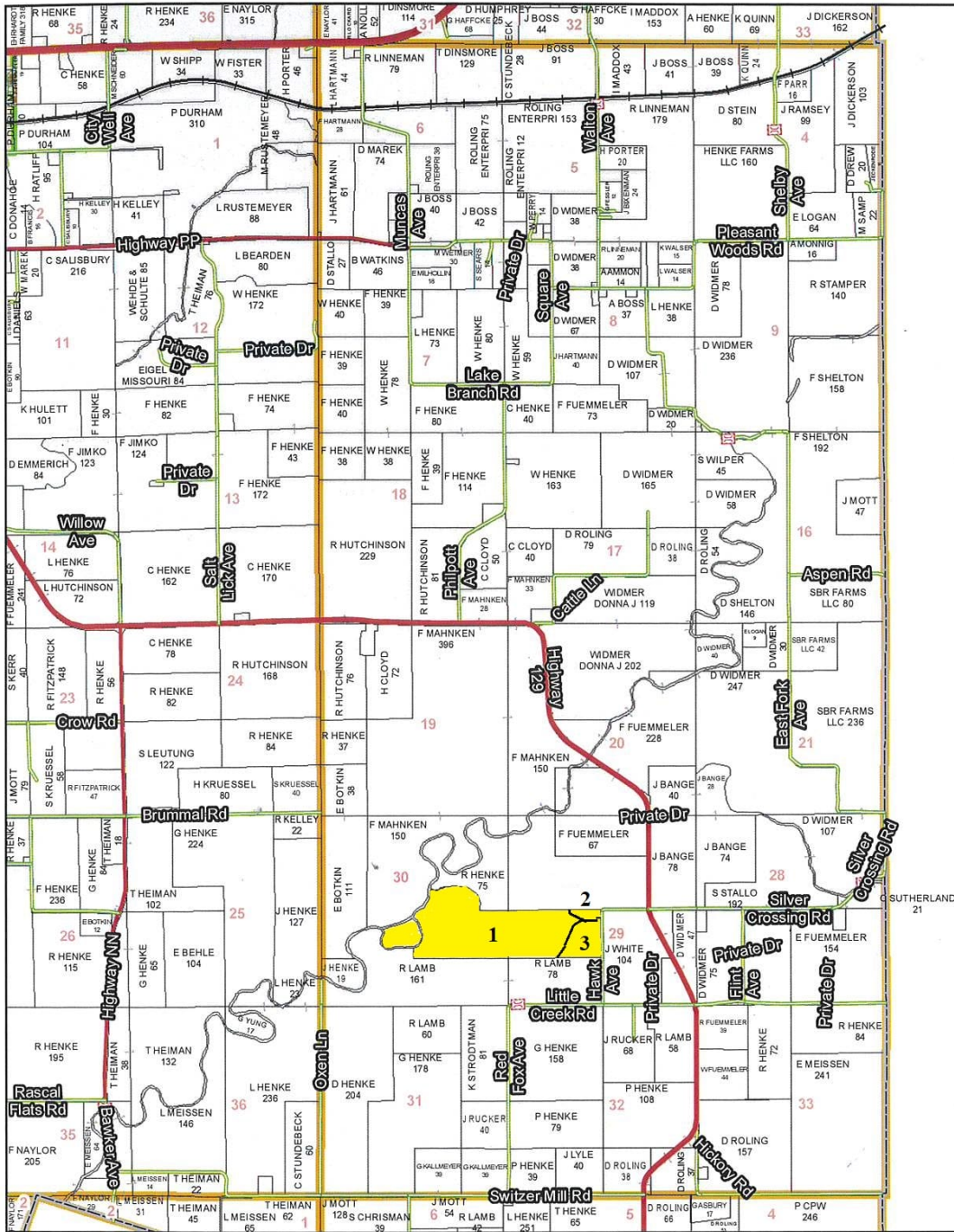
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30-53N-16W
Chariton County
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4/11/2025

T53N - R16W

See Page 45



Randolph County

See Page 65

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

Data Courtesy Chariton County Geographic Information System
 Darrin Gladbach - Assessor

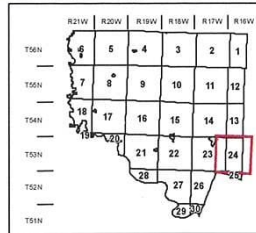
This data was primarily developed for tax purposes and is not considered survey accurate.

Most parcels > 10 ac labeled

GIS & Map Development By:



www.midlandgis.com



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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