



# MISSOURI Land & Farm

[www.missourilandandfarm.com](http://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](mailto: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 ( $\pm$ ) 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**

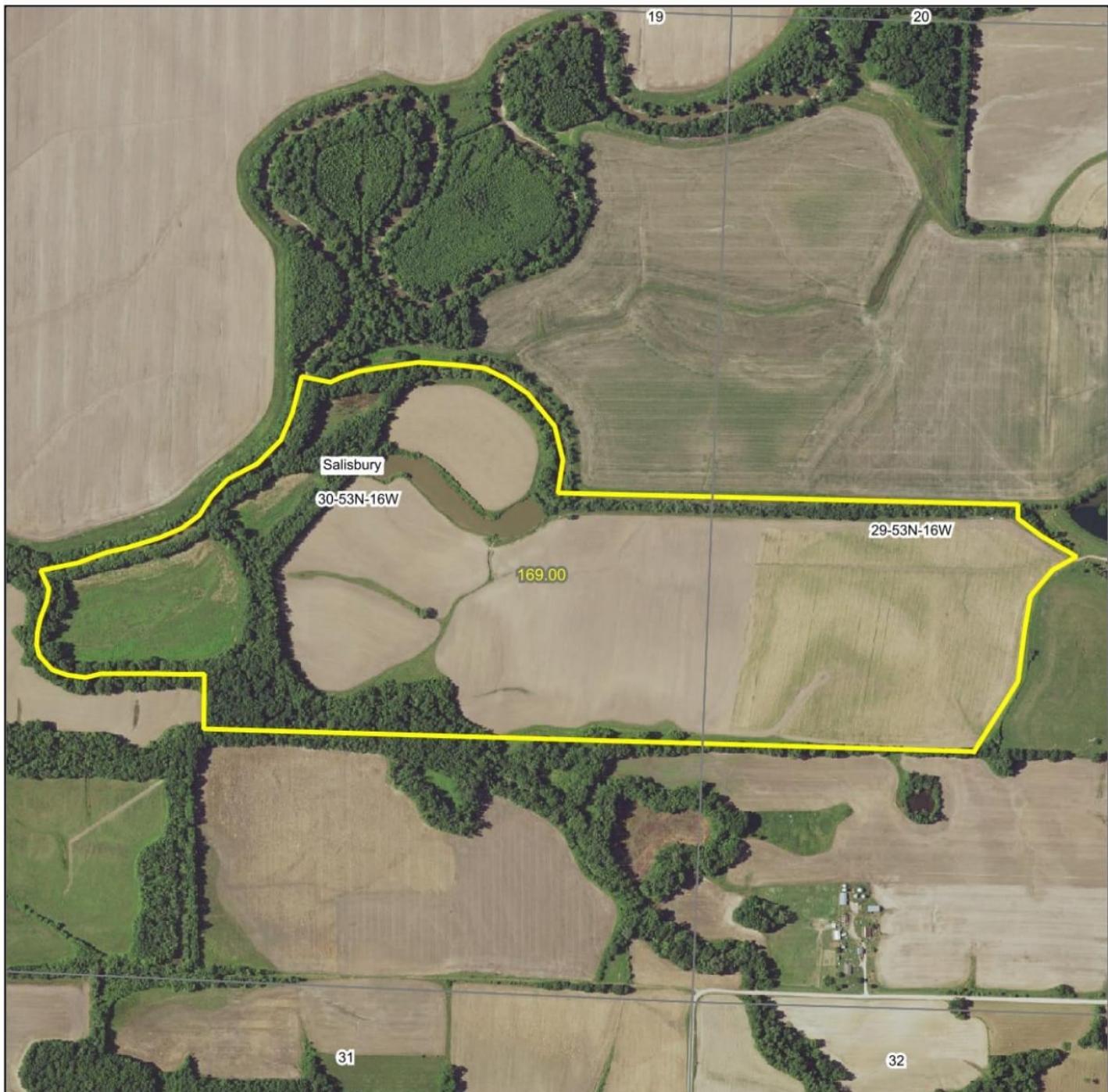
- Sunday, May 4th | 1:00 – 3:00 PM
- Sunday, May 18th | 1:00 – 3:00 PM

### **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**

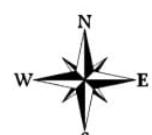
## Aerial Map



©2025 AgriData, Inc.

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

0ft 848ft 1696ft



**30-53N-16W**  
**Chariton County**  
**Missouri**

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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[www.AgriDataInc.com](http://www.AgriDataInc.com)

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 noted 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

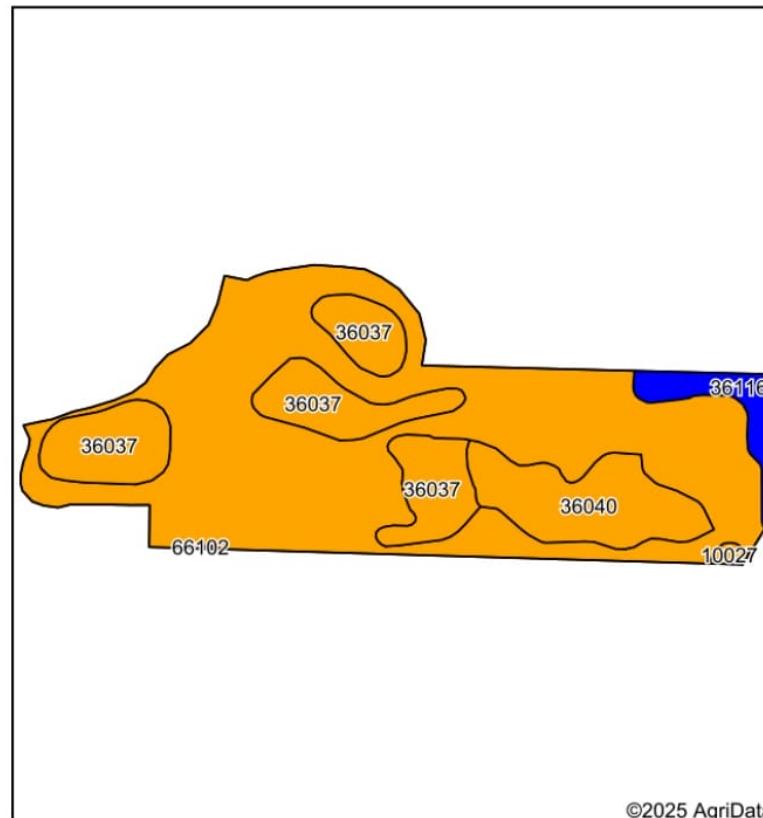
Wetland Determination Identifiers

- 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.

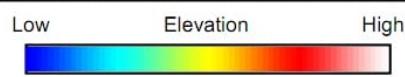
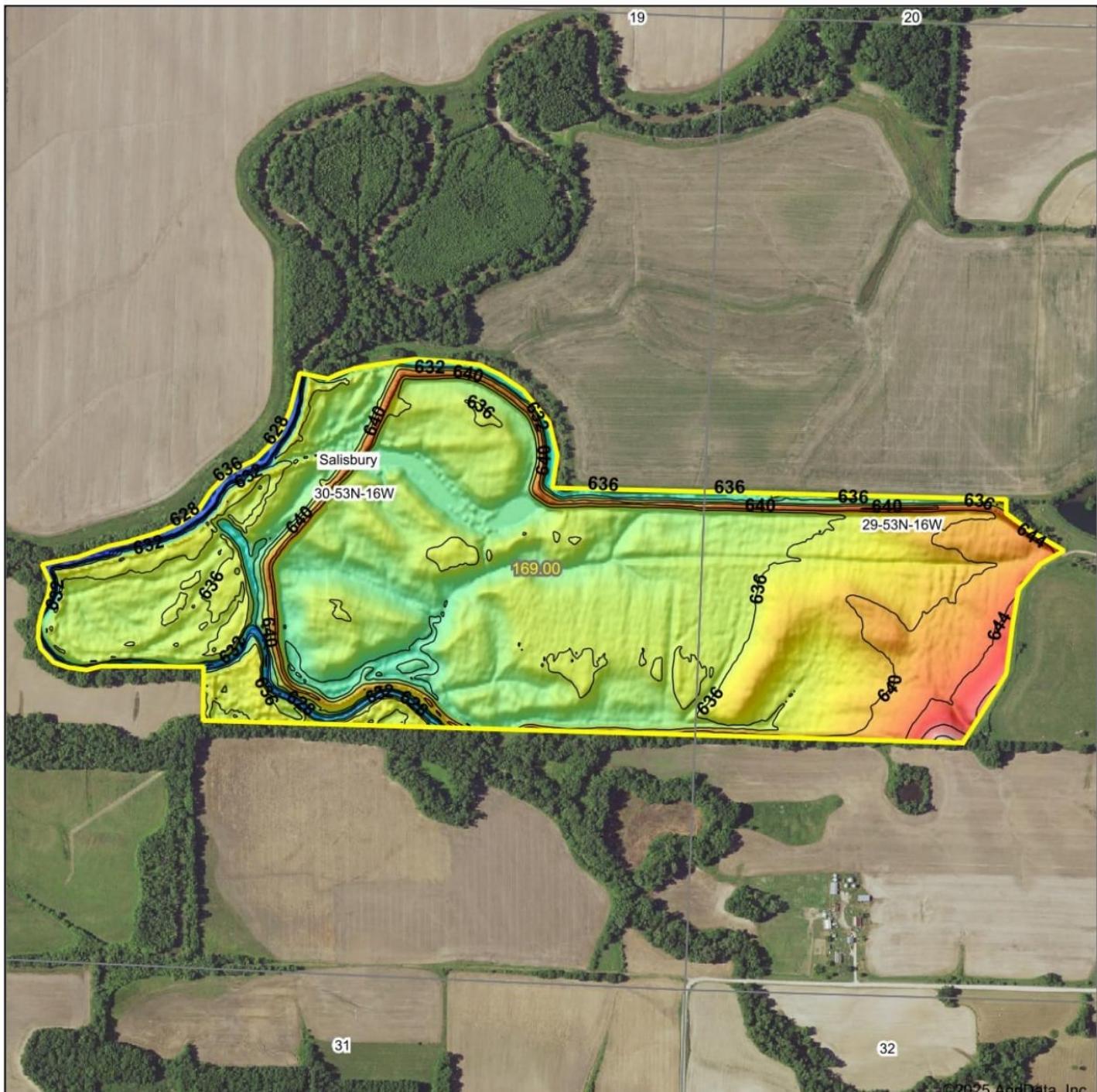
Area Symbol: MO041, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Comber Tons
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	108.00	64.0%		IIIw			
36037	Tice silt loam, 0 to 2 percent slopes, frequently flooded	33.37	19.7%		IIIw			
36040	Tuskeego silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.81	10.5%		IIIw			
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	9.03	5.3%		IIw			
10027	Higginville silt loam, 5 to 9 percent slopes, eroded	0.69	0.4%		IIIe	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

0ft 851ft 1702ft

Interval(ft): 4

Min: 624.1

Max: 654.9

Range: 30.8

Average: 635.8

Standard Deviation: 3.18 ft

0ft

851ft

1702ft

4/11/2025

30-53N-16W  
Chariton County  
Missouri

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

Maps Provided By:













## Aerial Map



©2025 AgriData, Inc.

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

0ft 182ft 365ft

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











































## Aerial Map

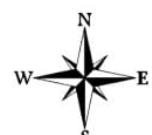


©2025 AgriData, Inc.

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

0ft 220ft 439ft

**29-53N-16W**  
**Chariton County**  
**Missouri**



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4/11/2025



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Farm 1620  
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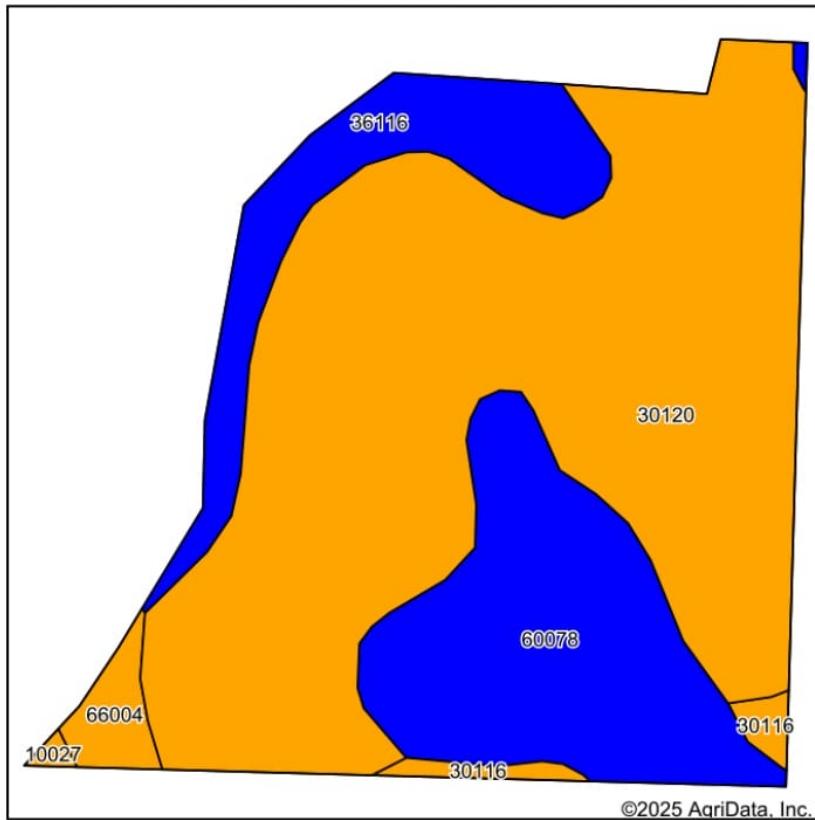
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## Soils Map



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

Maps Provided By:  
**surety**  
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Area Symbol: MO041, Soil Area Version: 27

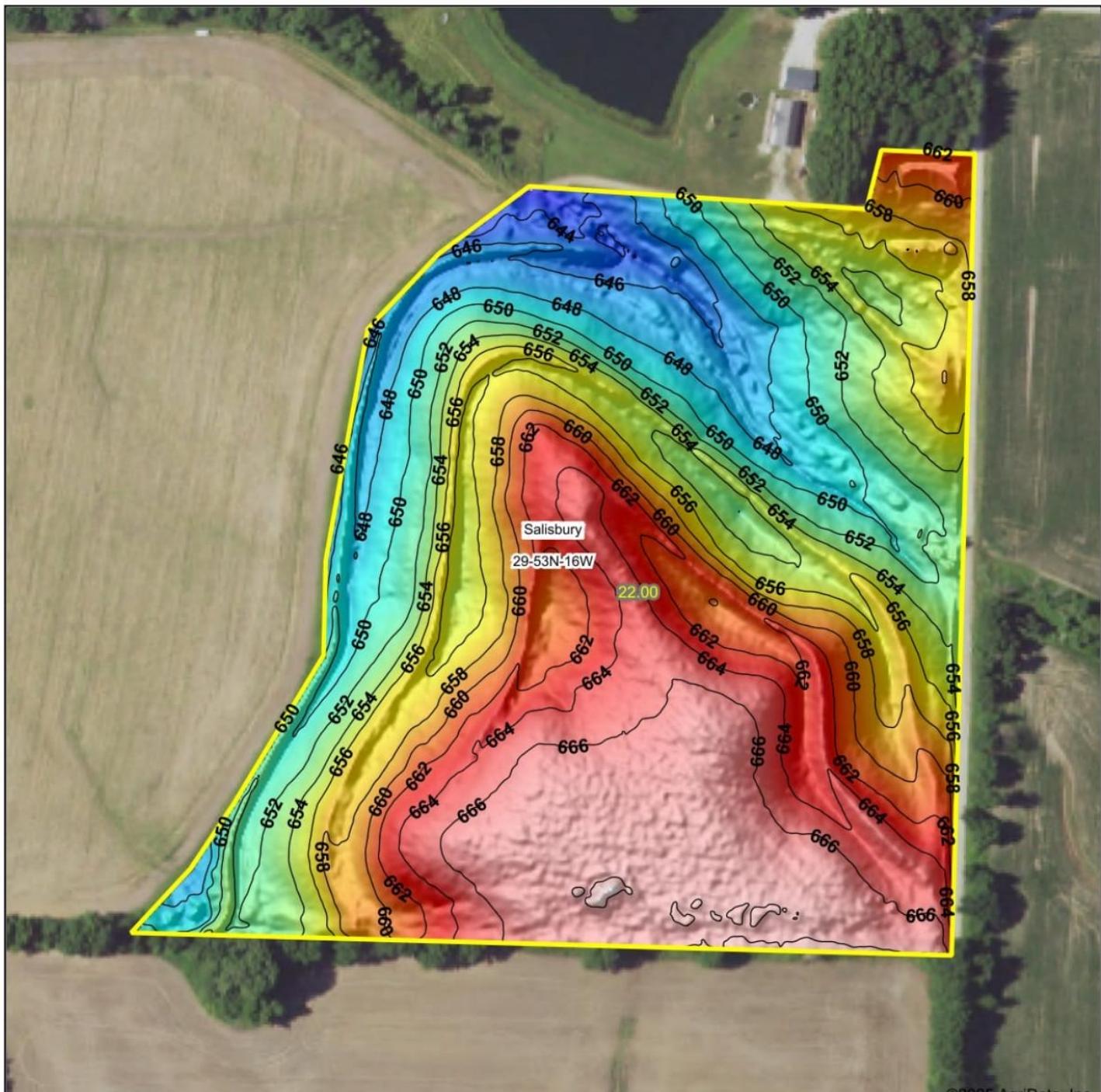
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grass Tons
30120	Lagonda silty clay loam, 5 to 9 percent 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
<b>Weighted Average</b>		<b>2.69</b>	<b>3.3</b>			<b>5.7</b>		<b>6.5</b>	<b>0.1</b>	<b>0.1</b>		<b>0.1</b>	<b>7</b>	<b>*-</b>	<b>6.5</b>

\*n: The aggregation method is "Weighted Average using all components"

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Soils data provided by USDA and NRCS.

## Topography Hillshade



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Source: USGS 1 meter dem

0ft 219ft 439ft

Interval(ft): 2

Min: 642.3

Max: 669.9

Range: 27.6

Average: 657.5

Standard Deviation: 6.89 ft

N  
W E  
S

29-53N-16W  
Chariton County  
Missouri

4/11/2025  
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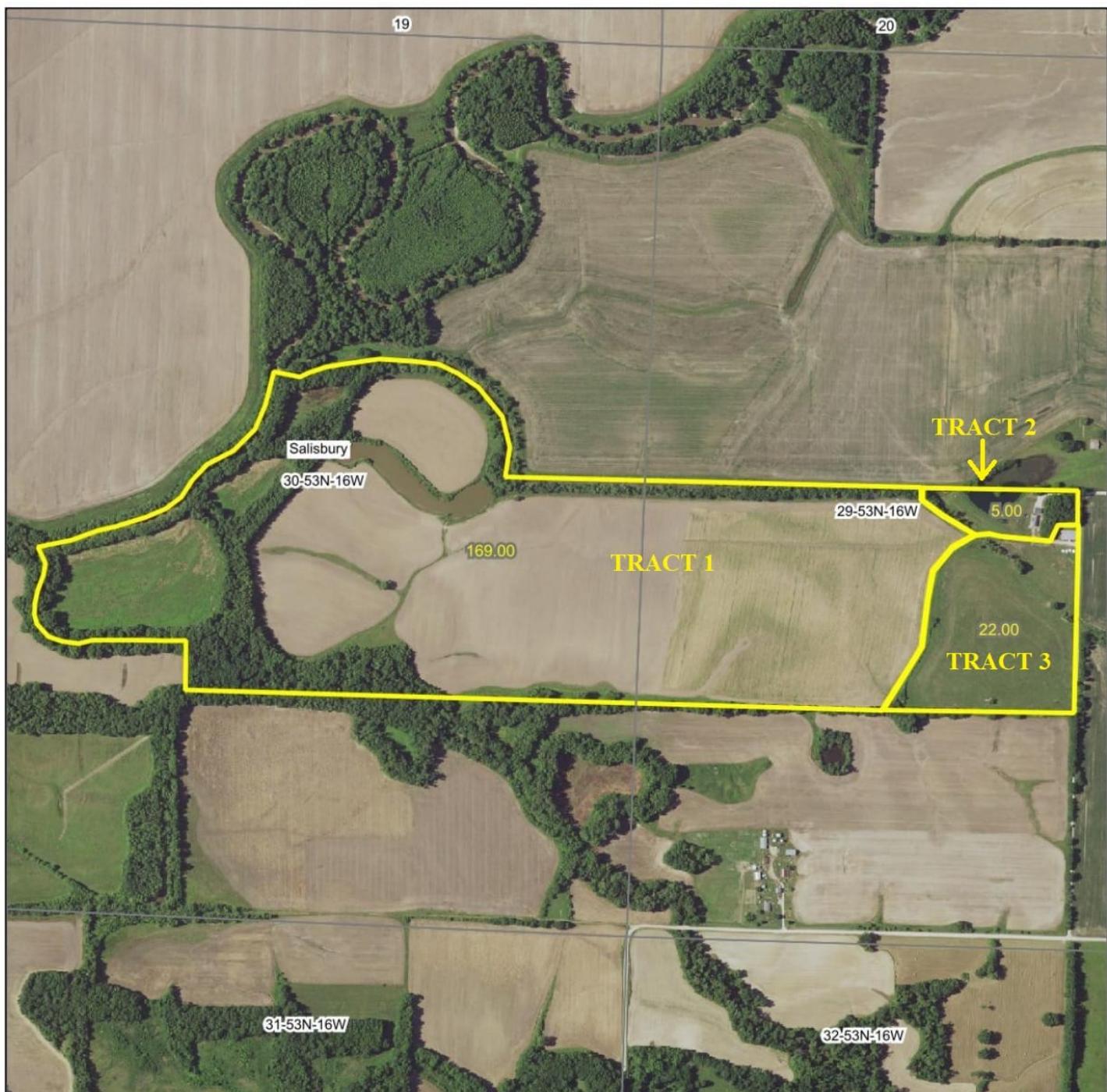


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FA

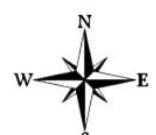
FA

## Aerial Map



Boundary Center: 39° 21' 48.49, -92° 44' 39.71

0ft 937ft 1875ft



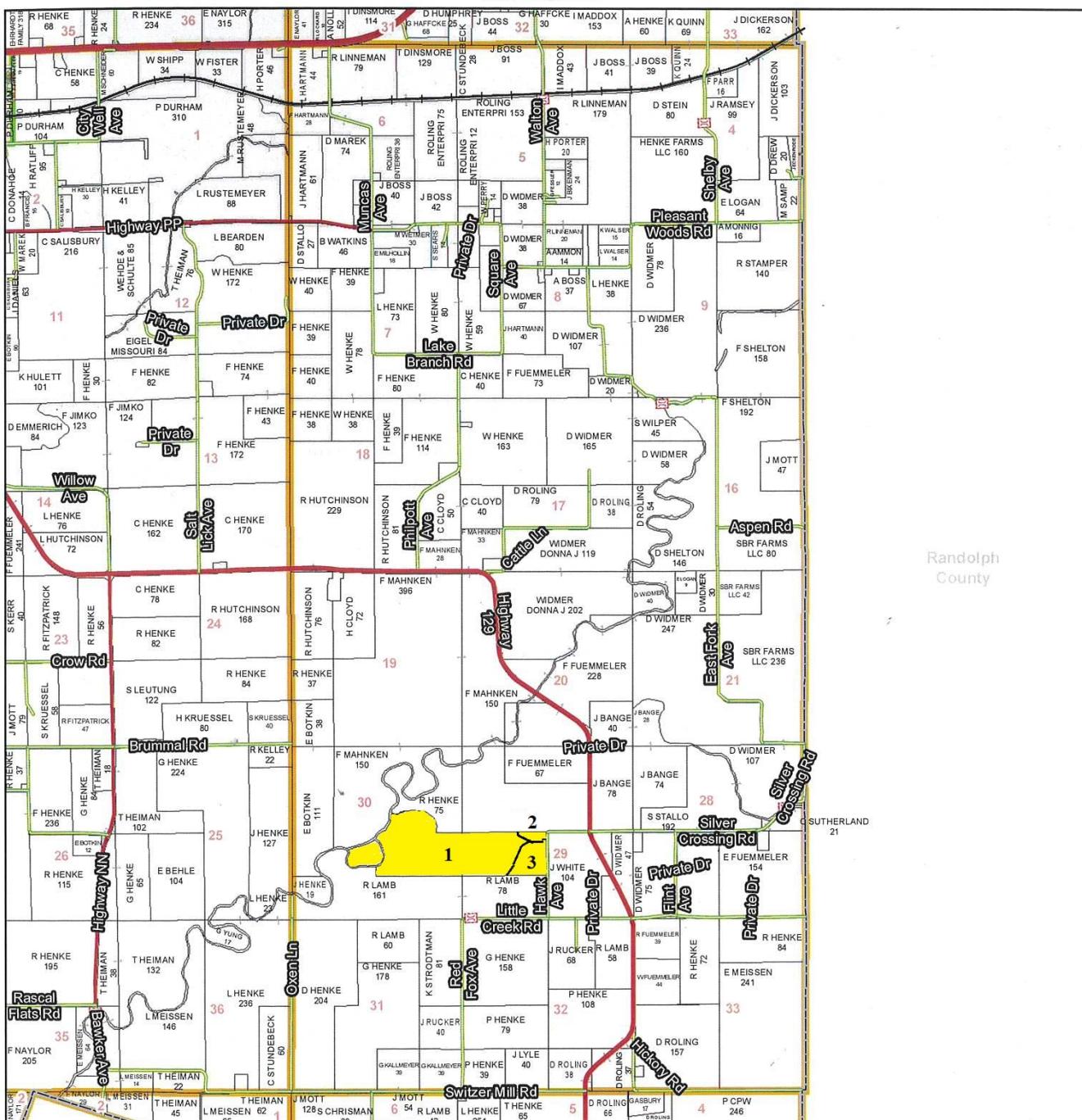
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30-53N-16W  
Chariton County  
Missouri

4/11/2025

**T53N - R16W**

**See Page 45**



See Page 55

**See Page 65**

## Chariton County Commission

*Tony McCollum - Presiding Commissioner  
Danny Price - Western District Commissioner  
Steve Atkinson - Eastern District Commissioner*

Data Courtesy Chariton County  
Geographic Information System

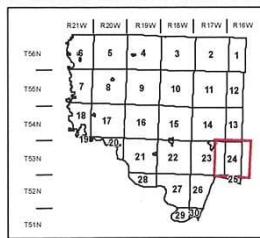
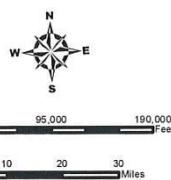
*Darrin Gladbach - Assessor*

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

Most parcels > 10 ac labeled

#### GIS & Map Development By:

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### Legend

Legend for map symbols and line styles:

- City Limits (Green square)
- Township-Range (Yellow square)
- Sections (White square)
- Land Grant (Red square)
- Political Township (Yellow square)
- Land Ownership (White square)
- Subdivisions (Red square)
- Conservation & US (Light Green square)
- US Highways (Red line)
- ST Highways (Blue line)
- CO Highways (Black line)
- Streets (Green line)
- Rail Roads (Black line)
- Streams (Blue line)
- Land Hooks (Black line)
- Bridges (Red line)