



# MISSOURI Land & Farm

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

**161 Acres Tillable/Pasture/ Residential!!**

**1018 CR 1167, Clifton Hill, MO 65244**

**Randolph County**

**\$1,160,000**



**CONTACT:**



**DAVE ATKINSON**

Sales & Auctioneer

**660-788-3333**

[datkinson@missourilandandfarm.com](mailto:datkinson@missourilandandfarm.com)



Land and time have a lot in common. They're a limited resource. They're extremely valuable....and one is worth more as the other passes by.

These days, longevity is rare. The products we buy. The vehicles we drive. The very nature of our daily lives revolves around instant gratification.

For nearly 3 quarters of a century, this farm has been owned by the same family. When you stop and consider all that's changed throughout each month, year, and decade that's passed it really makes you think. We've seen a lot of eras come and go. But this farm has remained a family heirloom. Now, for the first time since 1948, this 318 acre farm is available for purchase.

Located in Randolph county, not far from Thomas Hill Reservoir, this farm, offered in 2 tracts is an excellent opportunity that offers many possibilities.

Tract 2: 161 acres to the southeast includes over 114 tillable acres with the opportunity for more. Ponds, cattle facilities, fencing, and gates round out the acreage. A farmhouse, multiple storage buildings, and a large shop make for a perfect place to live, work, or rent for additional income.

The property has been well-cared for and maintained by local tenants and has good gravel and blacktop road access. The farm is 6 miles from Huntsville, 13 miles from Salisbury, and not far from Moberly or Macon.

If you're in the market for acreage, this farm is the perfect place to add to your family's operation for the next 75 years or more.

For more information on these 2 parcels of Randolph county farmland, contact Dave Atkinson at 660-788-3333.

Taxes: 1124.62



**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)

**Randolph Co. FSA**

SB=Soybeans-COM-GR, DC SB=Double Crop SB  
 C=Com-Yel-GR, Wht=Wheat-SRW-GR  
 Milo=Gr Sorghum-GR-GR, Hay=Grass-FTA-Fg  
 Gz=Grass-FTA-Gz, Ls=Grass-FTA-Left Stand  
 ALF=Alfalfa-None-Fg, Oats=Oats-SPR-Fg  
 ALF Mix=Mixed Fg-AGM-Fg, FP=Food Plot  
 Clover=Clover-Red-Fg,  
 Mixed IGS or LGM=Mixed Fg LGM or IGS  
 \*Unless notated on Map

1:8,890

**Program Year: 2023**

Created: 8/28/2023

Flown: 2022-6-20



- clu
- crp

**Farm 6099  
Tract 10690**

# Aerial Map



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Map Center: 39° 32' 0.08, -92° 36' 10.89

0ft 447ft 893ft

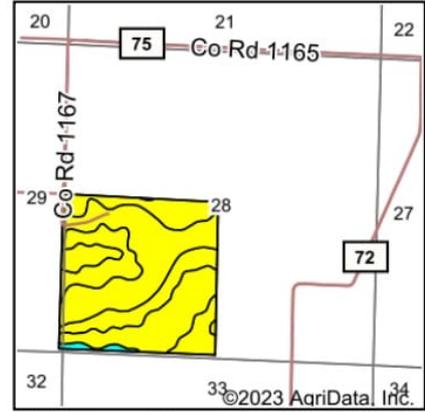
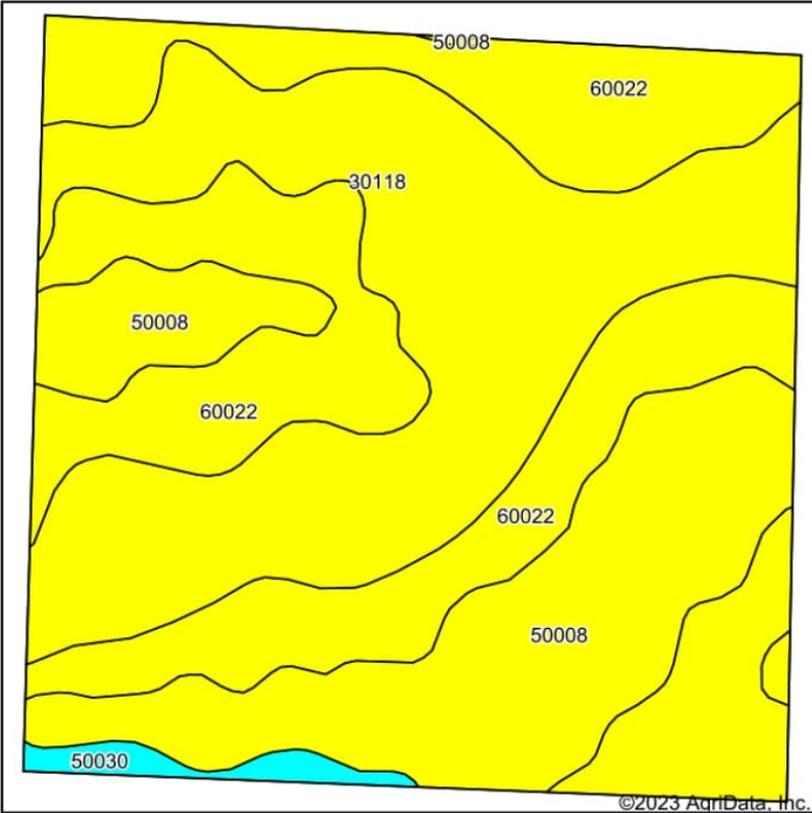
**28-55N-15W**  
**Randolph County**  
**Missouri**



11/22/2023

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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# Soils Map



State: **Missouri**  
 County: **Randolph**  
 Location: **28-55N-15W**  
 Township: **Chariton**  
 Acres: **161**  
 Date: **11/22/2023**

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

Area Symbol: MO175, Soil Area Version: 24													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans	
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	64.35	40.0%		Ille							51	
30118	Lagonda silt loam, 5 to 9 percent slopes, eroded	54.49	33.8%		Ille	4	7		6	7	6	7	49
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	39.69	24.7%		Ille								47
50030	Keswick silt loam, 9 to 20 percent slopes, eroded	2.47	1.5%		Vle								37
<b>Weighted Average</b>						<b>3.05</b>	<b>1.4</b>	<b>2.4</b>	<b>2</b>	<b>2.4</b>	<b>2</b>	<b>2.4</b>	<b>*n 49.1</b>

\*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.



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