



MISSOURI Land & Farm

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

**214 Acres of Missouri River Bottom
Tillable Ground -3% Return!!**

Chariton County

\$1,712,000



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com

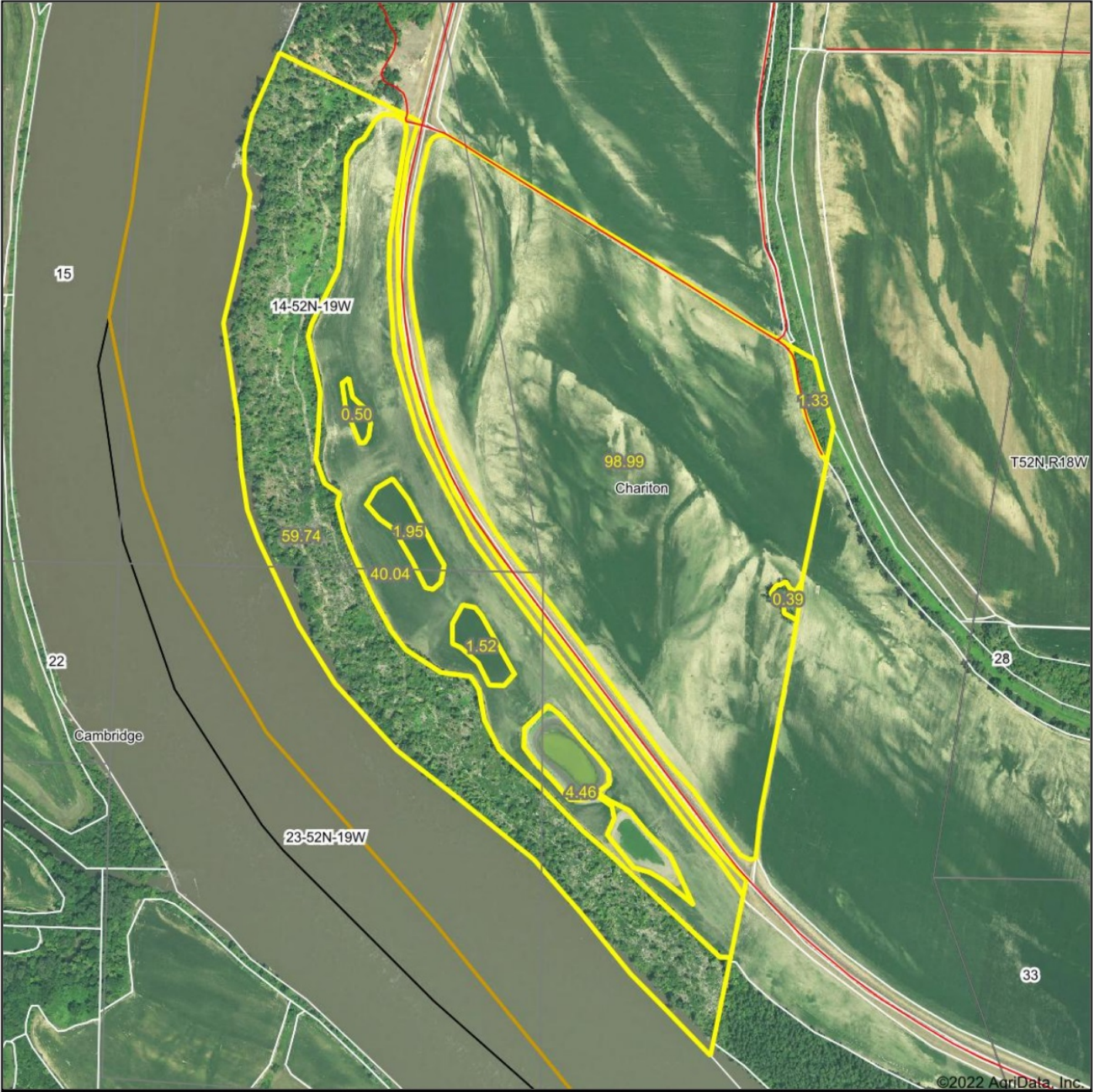


214 acres M/L located North West of Glasgow Missouri. The farm features 140 acres m/l tillable with remainder in woods. Lays along the Missouri River with good deer hunting and potential water fowl. This is a rare opportunity to have a good income producing farm with access to the Missouri River as land in this area seldom becomes available.

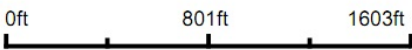
The farm features 100 acres inside the levy and 40 tillable acres outside the levy. Farm consist of Haynie and Waldron type soils. Some tile drainage has been performed in the main tract. The farm is open for the 2023 crop year. A local farmer has offered to pay \$350/Acre or \$35,000 for the 100 acres inside the levy and \$275/Acre or \$11,000 for the 40 acres on the outside of the levy. He will also pay \$25/Acre for the hunting if desired. This adds another \$5350 in yearly income for a total possible income of \$51,350 and 3% Return on asking price.

Call or Text Dave Atkinson 660-788-3333 for more info or viewing.

Aerial Map



Map Center: 39° 16' 47.3, -92° 57' 3.68

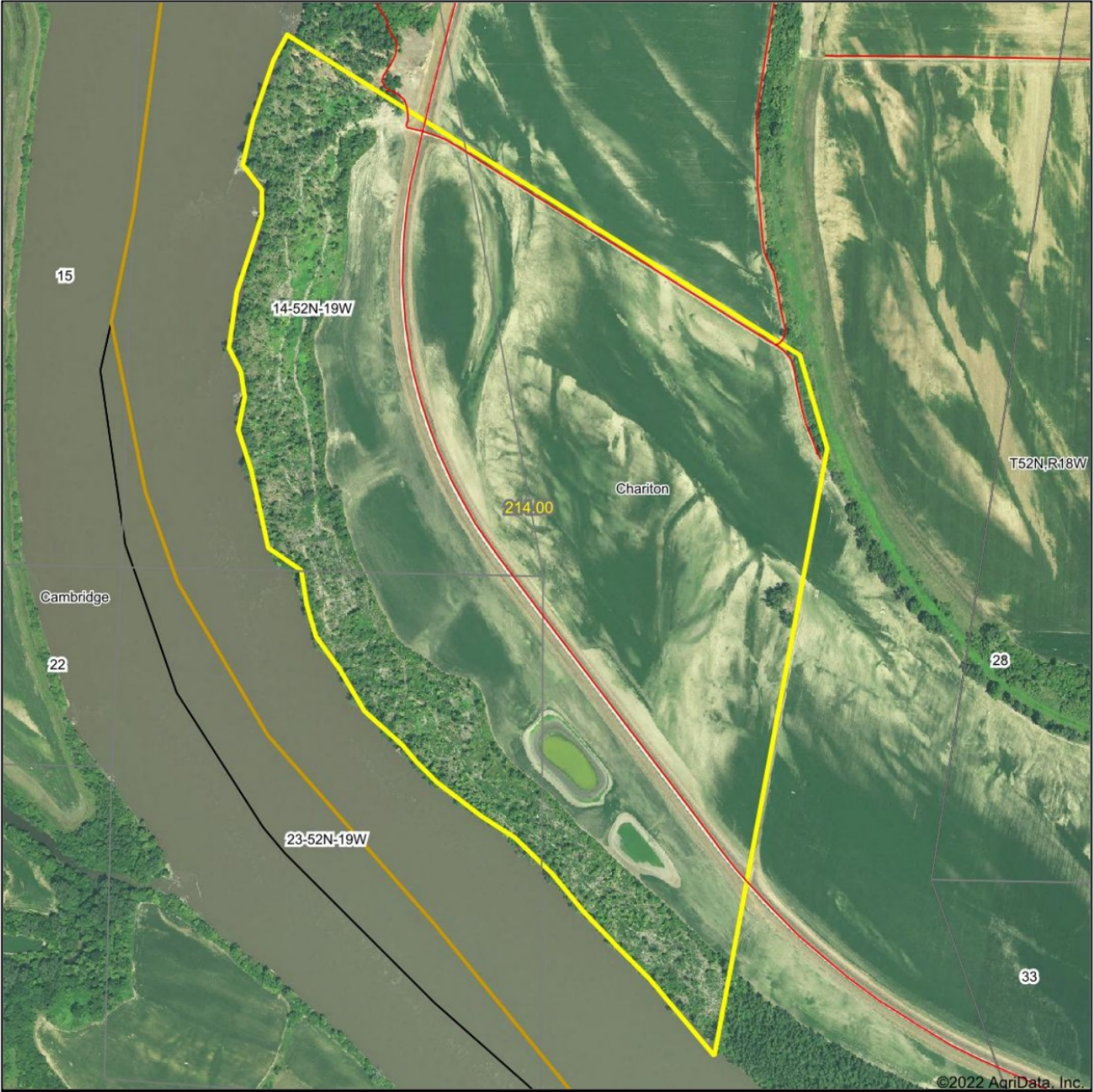


Maps Provided By:
 **surety**
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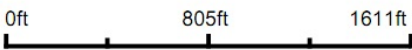
Chariton County
Missouri

Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



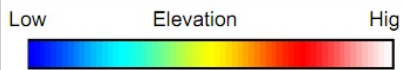
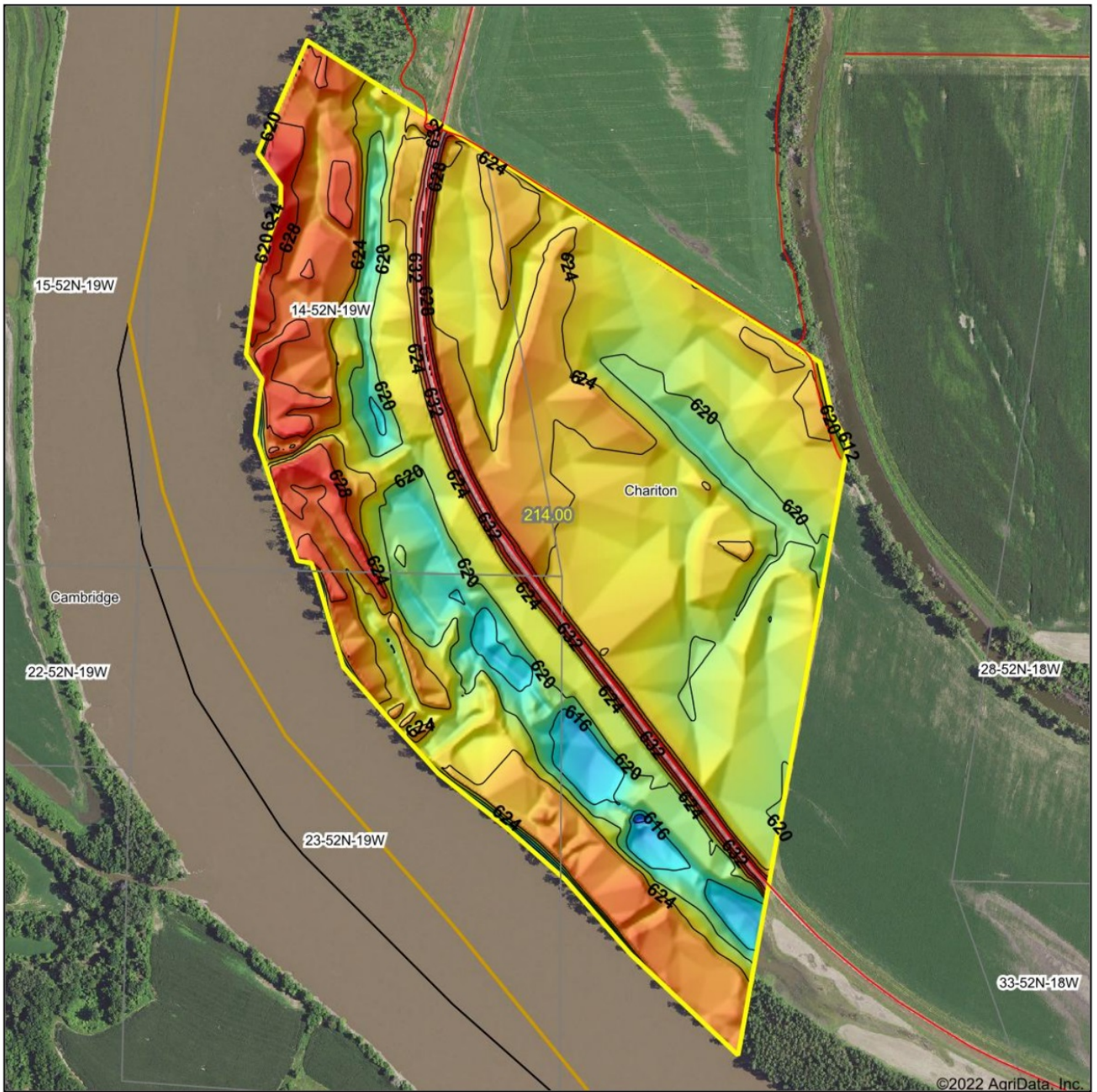
Map Center: 39° 16' 47.5, -92° 57' 3.68



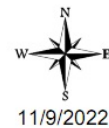
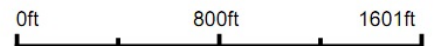
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Chariton County
Missouri

Topography Hillshade



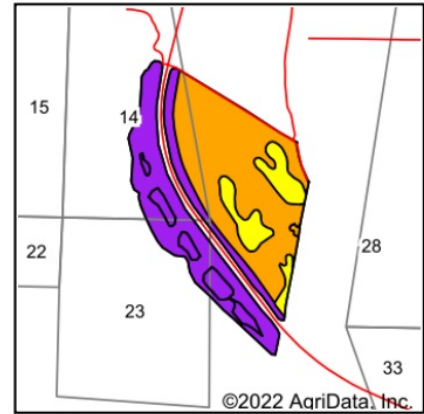
Source: USGS 3 meter dem
Interval(ft): 4
Min: 608.3
Max: 636.8
Range: 28.5
Average: 623.0
Standard Deviation: 3.61 ft



Chariton County
Missouri

map center: 39° 16' 49.53, -92° 57' 2.13

Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **39° 16' 47.5, -92° 57' 3.68**
 Township: **Chariton**
 Acres: **147.85**
 Date: **11/6/2022**

Maps Provided By

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Soils data provided by USDA and NRCS.

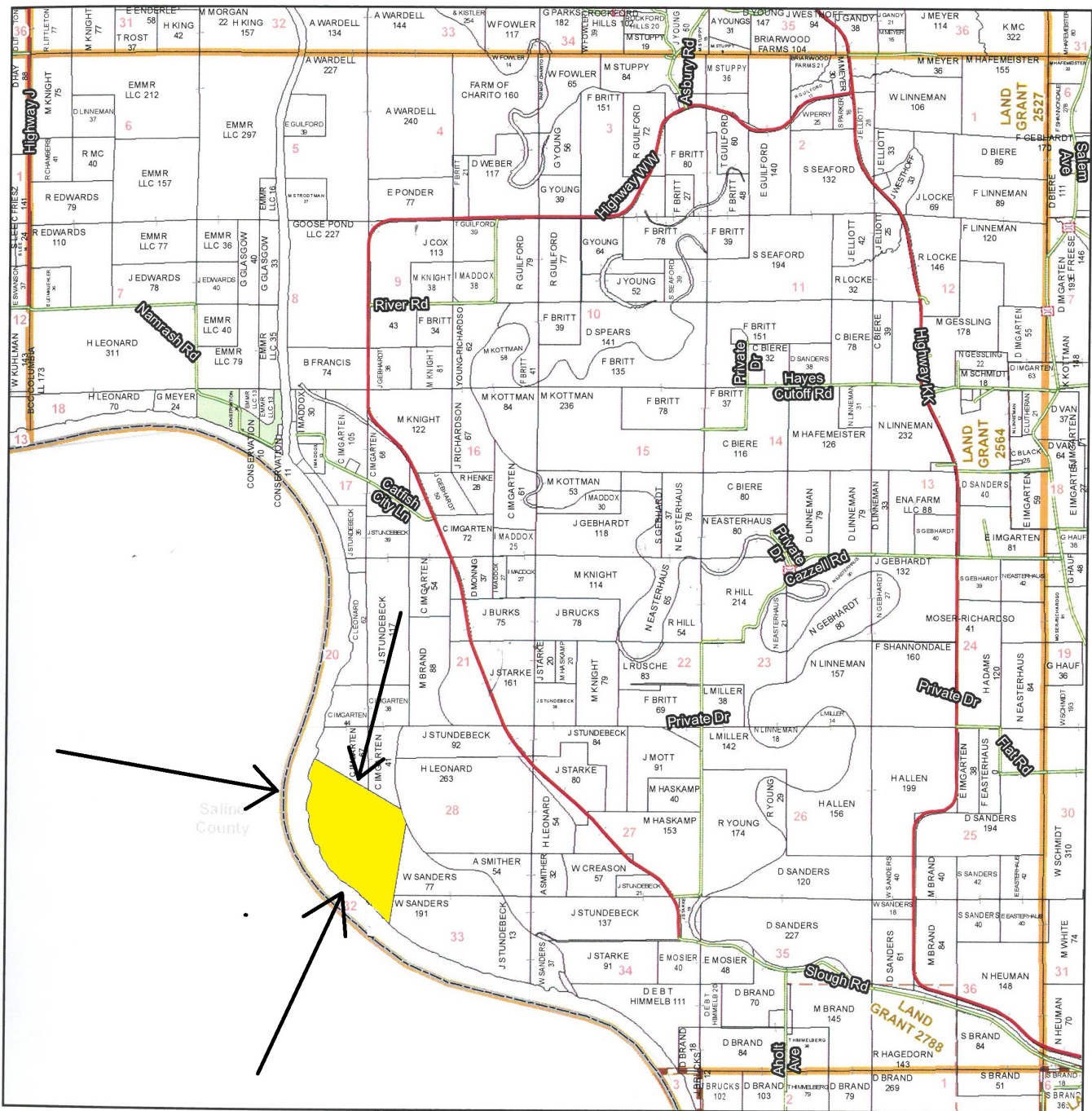
Area Symbol: MO041, Soil Area Version: 24																
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Oats Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	Wheat Bu
13532	Haynie-Waldron complex, 0 to 2 percent slopes, occasionally flooded	71.47	48.3%		IIw			7					8		8	10
13531	Haynie-Waldron complex, 0 to 2 percent slopes, frequently flooded	60.06	40.6%		Vw	IIIw		8					8		8	9
66111	Waldron silty clay, loamy substratum, 0 to 2 percent slopes, occasionally flooded	16.32	11.0%			IIIw		8	5	5	4		7	2	8	9
Weighted Average					3.33	*-		7.5	0.6	0.6	0.4	*-	7.9	0.2	8	9.5

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

T52N - R18W

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See Page 67

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.

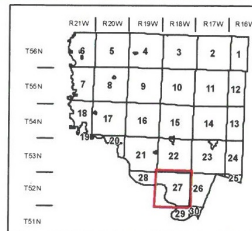
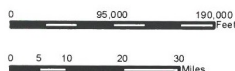
Most parcels > 10 ac labeled

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

