



MISSOURI Land & Farm

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

160 Acres of Bottom Land in Malta Bend Area!!

CRD 295th Rd, Malta Bend, MO 65339

Saline Co.

\$1,440,000



CONTACT:

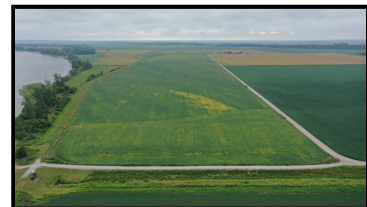


DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com

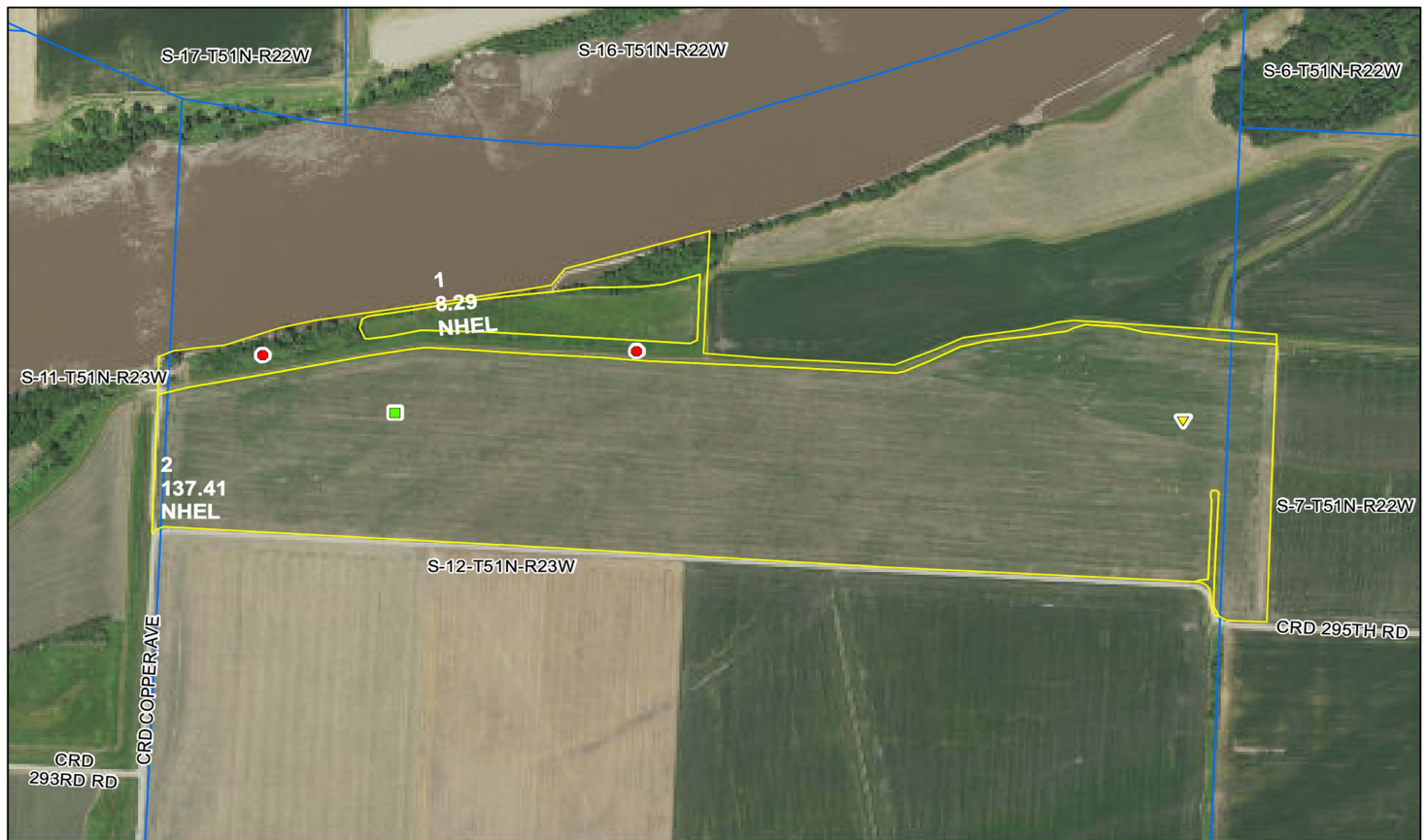


Great opportunity to purchase land in the very highly sought after Malta Bend River Bottom!!

This farm features 137.4 acres protected by a flood protection levy with another 8.29 on the back side of the levy. The 137.4 acres features some very smooth running with mile long rows. In addition to that it offers 1 mile of road frontage offering great access for loading out grain. The 8.29 acres on the back side would make for a nice duck hole given the proximity to Grand Pass Wildlife Area. There is also river access behind the levy offering some great Missouri River fishing!!

The farm is currently open for 2023 however it has been well maintained by the current tenant who would like to work with the new landowners on the possibility of staying on the farm.

Call or text Dave Atkinson for more information today 1-660-788-3333



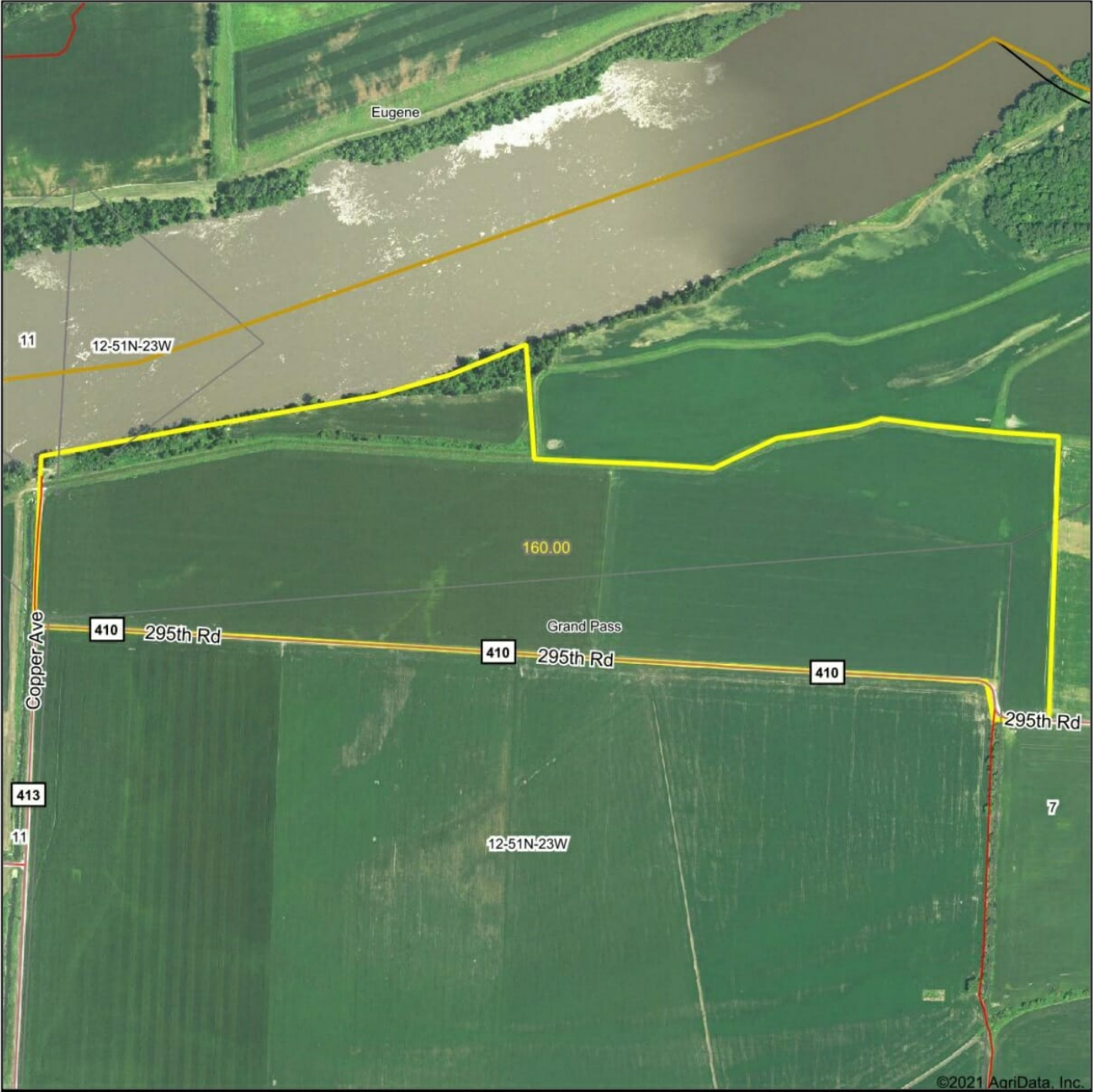
<div><div>crp</div><div>clu</div><div>plss</div></div>	<div>C=CORN-YEL-GR SB=SOYBN-COM-GR O=OATS-SPR-FG CLOVR=CLOVR-RED-FG Hay=MIXFG-IGS-FG GZ=MIXFG-IGS-GZ WHT=WHEAT-SRW-GR Milo=SORGF-SUD-FG LS=MIXFG-IGS-LS ALF=ALFAL-FG CCM=covrc-mix-co CCB=covrc-bob-co CCC=covrc-ceg-co CCL=covrc-lum-co *Unless notated on Map</div>	<div>Saline Co. FSA</div> <div>Program Year: 2023</div> <div>Created: 10/3/2022</div> <div>Flown: 2020-07-24</div> <div>All Measurements are For FSA Programs Only</div>	<div>1 inch equals 660 feet</div>	<div>Wetland Determination Identifiers</div> <div><div>●</div> Restricted Use</div> <div><div>▼</div> Limited Restrictions</div> <div><div>■</div> Exempt from Conservation Compliance Provisions</div>	<div></div>
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Farm 1982

Tract 379

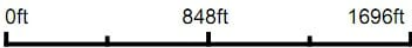
Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Aerial Map



©2021 AgriData, Inc.

Map Center: 39° 13' 29.7, -93° 22' 42.89



Maps Provided By:

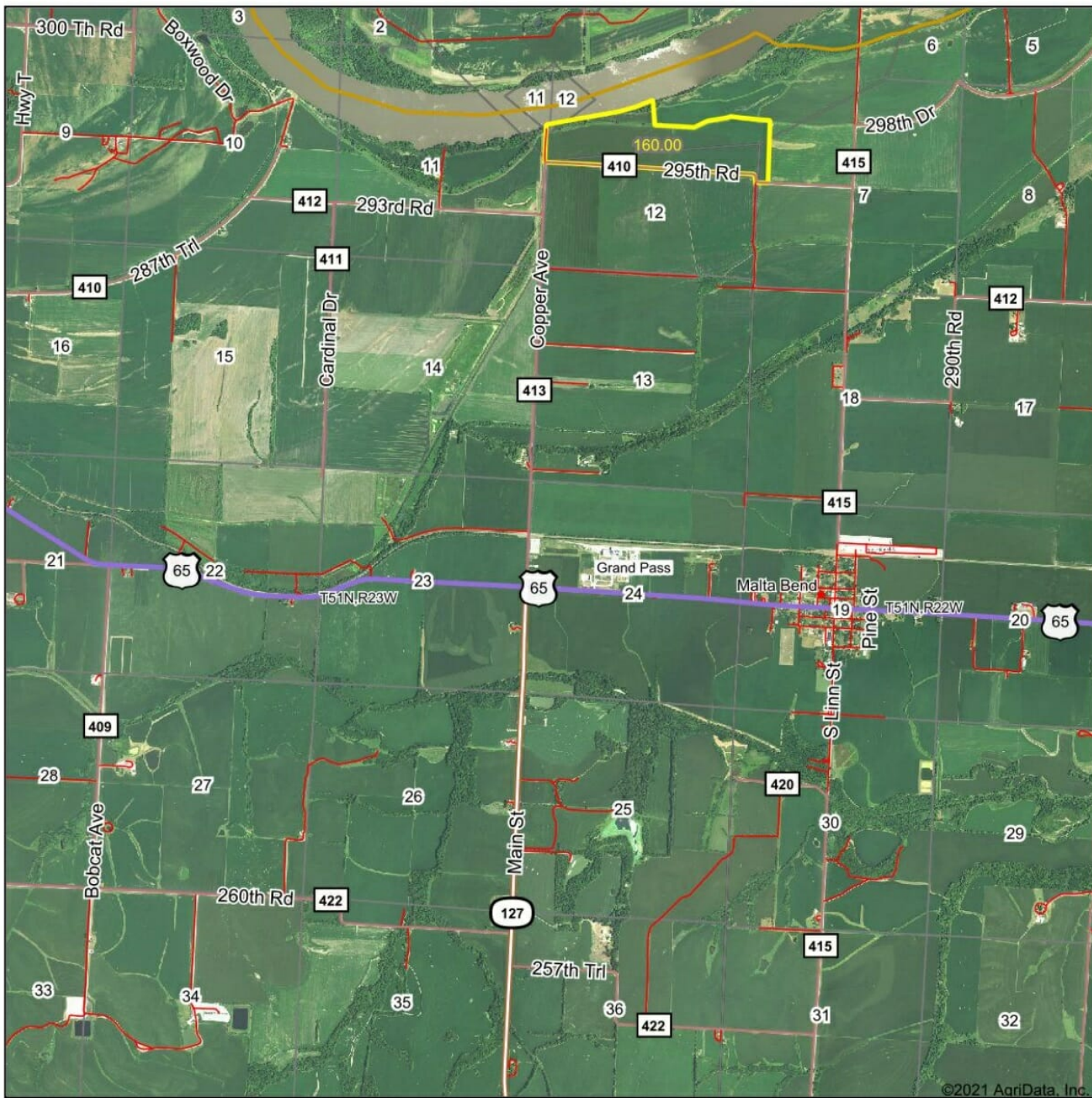


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CUSTOMIZED ONLINE MAPPING
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Saline County
Missouri



Aerial Map



Map Center: 39° 11' 49.66, -93° 23' 15.97

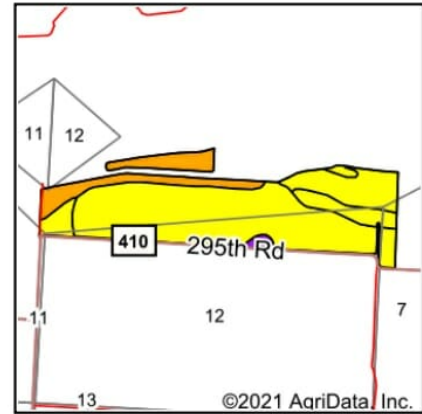
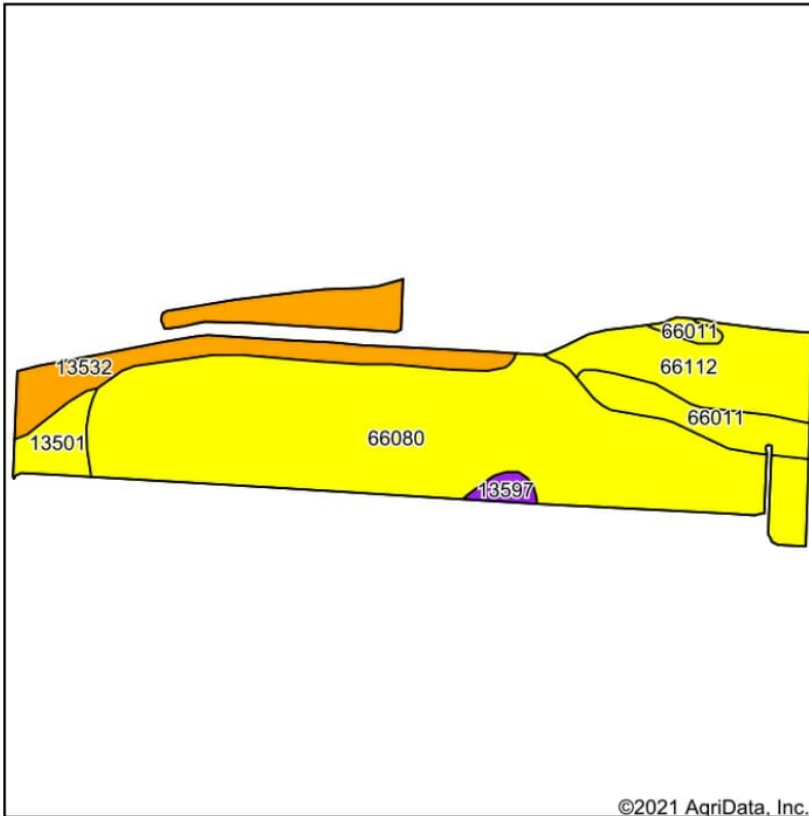
0ft 3862ft 7724ft

24-51N-23W
Saline County
Missouri



3/11/2021

Soils Map



State: **Missouri**
 County: **Saline**
 Location: **12-51N-23W**
 Township: **Grand Pass**
 Acres: **145.7**
 Date: **2/17/2021**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO195, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
66080	Darwin silty clay, 0 to 2 percent slopes, rarely flooded	89.29	61.3%		IIIw		8	7	8	9	33
13532	Haynie-Waldron complex, 0 to 2 percent slopes, occasionally flooded	21.84	15.0%		IIw		7	8	8	10	57
66112	Waldron silty clay, 0 to 2 percent slopes, occasionally flooded	17.92	12.3%		IIIw		7	7	8	9	41
66011	Moville silt loam, 0 to 2 percent slopes, occasionally flooded	9.89	6.8%		IIIw	IIw	8	9	8	10	56
13501	Aholt clay, 0 to 2 percent slopes, occasionally flooded	5.02	3.4%		IIIw		7	6	8	9	41
13597	Booker clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	1.74	1.2%		Vw		8	7	8	9	12
Weighted Average							7.7	7.3	8	9.2	*n 39.2

*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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