



# MISSOURI Land & Farm

[www.missourilandandfarm.com](http://www.missourilandandfarm.com) • Office: 660-258-3185 • Fax: 660-258-2082

**193 Acres of Chariton Co. Palmer Creek  
Bottom and Gentle Terraced Hill Ground –  
4.3% Return**

**Powell Ave, Keyetsville, MO 65261**

**Chariton County**

**\$975,000**



## CONTACT:



**JEFFREY QUINN**

Broker

**660-734-3925**

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

You don't see Chariton County ground come for sale very often. A high percentage tillable farm is even more rare.

This 193 acres features 172 acres tillable is located in the heart of Chariton Co. Located between Keyetsville and Brunswick, MO.

51 Acres of Dockery Soil bottom Ground located along Palmer Creek.

The remaining 121 acres of gentle hill ground is mostly terraced. Worth noting is an estimated length around 13,600 feet of depreciate-able terraces. These estimated numbers are rough and would need confirmed but non the less would offer substantial depreciation value.

Remaining improvements consist of a grain bin and older house that could be fixed up for a great rental or hunting cabin both would increase your ROI.

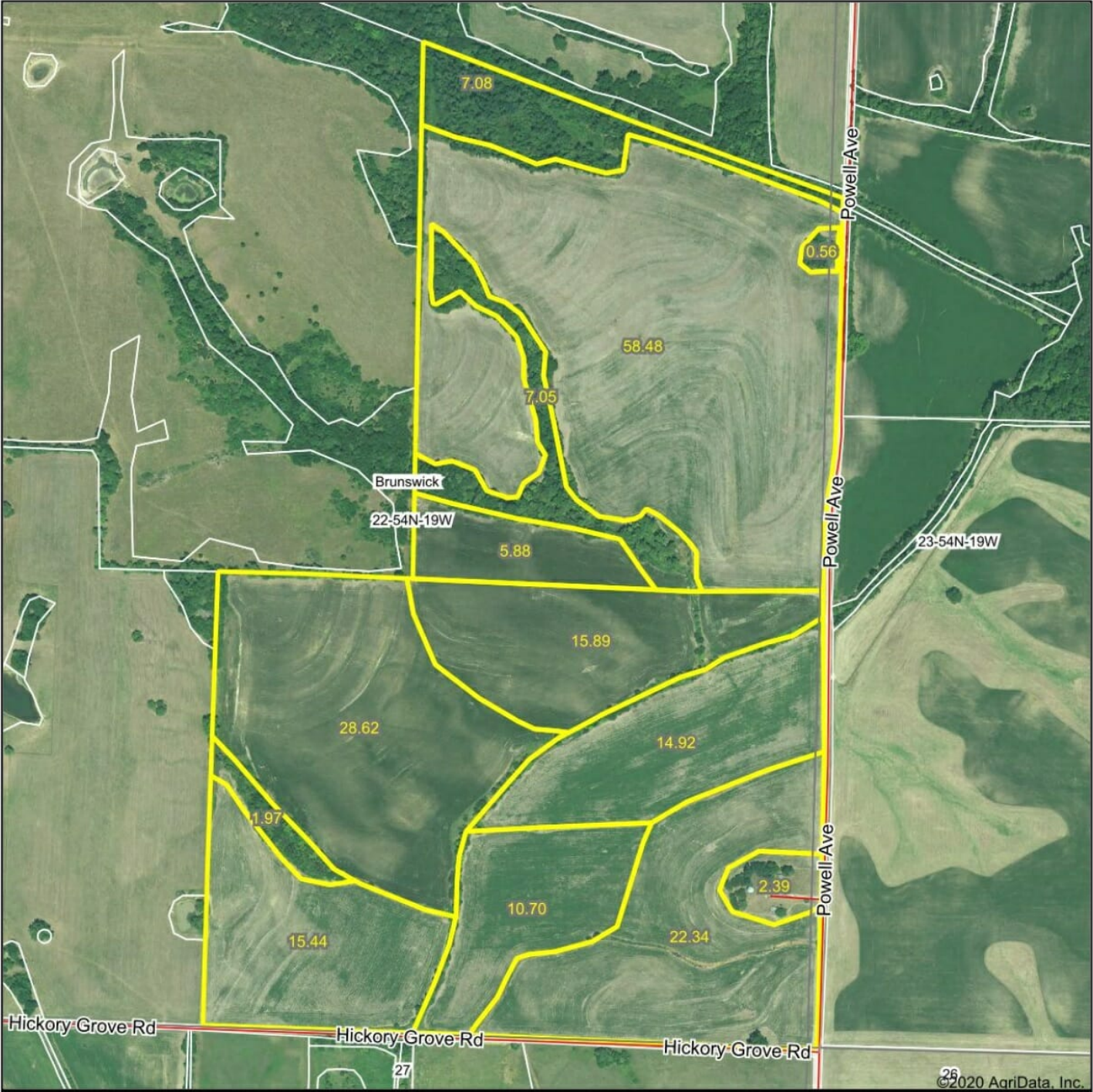
We have received some cash rent offers coming in around \$38,700 in yearly income. A hunting lease should fetch an easy \$3000/Yearly. This would bring the annual income generated on this farm to be around \$41,700 and a 4.3% Return.

For more information call or text Jeff Quinn 1-660-734-3925

Taxes: 586.55

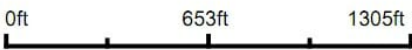


Aerial Map



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Map Center: 39° 28' 19.17, -93° 1' 18.82



**22-54N-19W**  
**Chariton County**  
**Missouri**



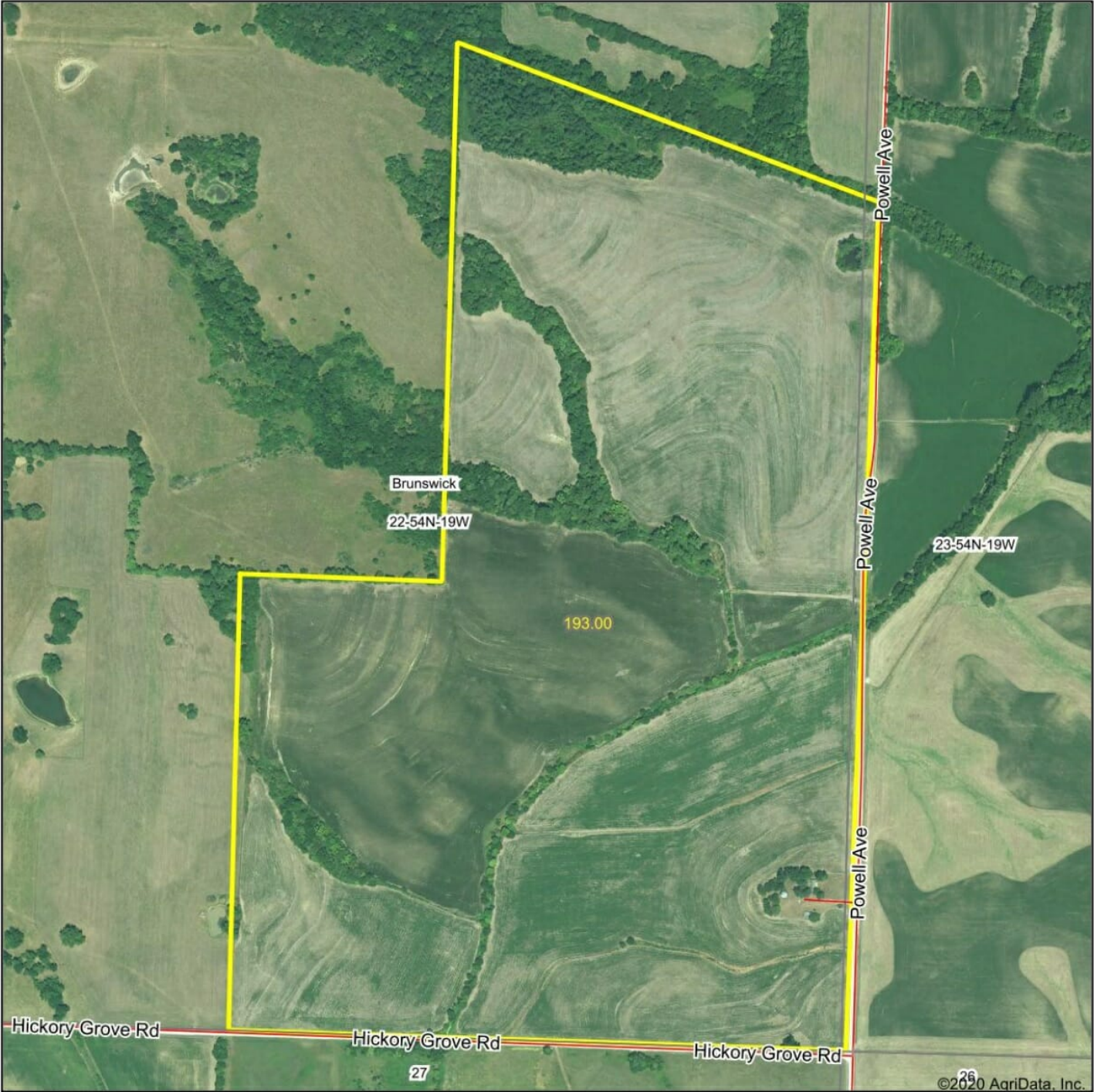
9/3/2020

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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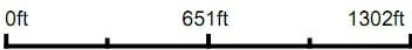
Field borders provided by Farm Service Agency as of 5/21/2008.



Aerial Map



Map Center: 39° 28' 19.23, -93° 1' 20.55



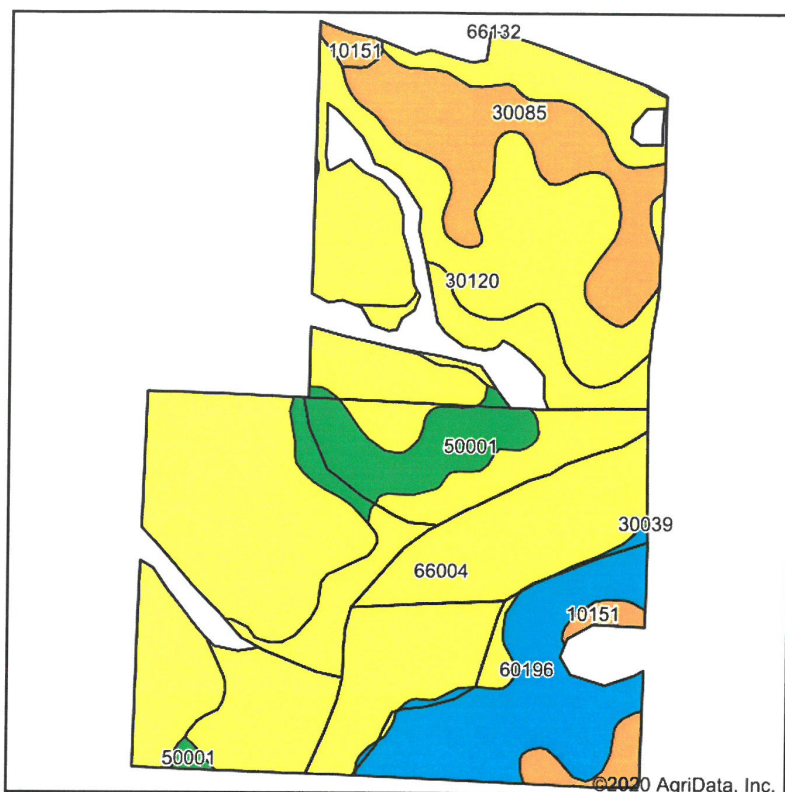
22-54N-19W  
Chariton County  
Missouri



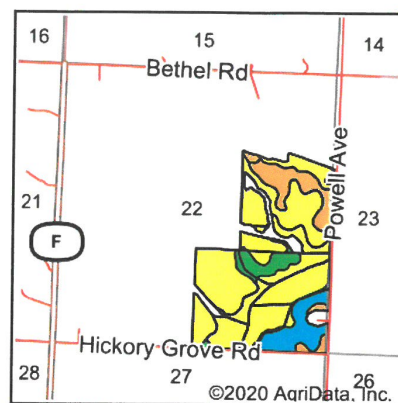
9/21/2020



# Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Chariton**  
 Location: **22-54N-19W**  
 Township: **Brunswick**  
 Acres: **172.27**  
 Date: **9/3/2020**

Maps Provided By  
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Area Symbol: MO041, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Cor n	Grain sorghum	Orchardgrass red clover	Soybeans	Tall fescue	Warm season grasses	Winter wheat	*1 S
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	70.94	41.2%		IIIe	5	8	7				8	7	8		
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	51.30	29.8%		IIIw			8	5	4	9	1	8	10	2	
60196	Newcomer loam, 9 to 14 percent slopes, eroded	18.42	10.7%		VIe	4	7	4			6		5	7		
30085	Grundy silt loam, 2 to 5 percent slopes	17.06	9.9%		Ile											
50001	Armstrong loam, 5 to 9 percent slopes, eroded	10.04	5.8%		IVe											
10151	Wakenda silt loam, 2 to 5 percent slopes	4.51	2.6%		Ile	7	8	7			7		7	8		
Weighted Average						2.7	4.3	5.9	1.5	1.2	6.8	0.3	6	7.2	0.6	

\*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.

**T54N - R19W**

**Chariton County Commission**  
 Tony McColm - 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.*

**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



