

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

175± Acres, Chariton County, Missouri

OFFERED AT
\$910,000

Highlights:

- Hunting potential
- 20.41 acres enrolled in CRP
- Located on the east side of New Marcelline City Lake



For additional information, please contact:
Mandy Quinn, AFM, Agent | (806) 786-8503
MQuinn@FarmersNational.com

Property Information

Directions to Property:

From Marceline, travel south on Highway 5 for 3.8 miles to County Road E, go west on County Road E for one mile, go north on County Road 223 for 0.3 miles, and then the farm is on the west side of the road.

Legal Description:

W1/4, except City of Marceline; W1/2SW1/4SE1/4; the W1/2E1/2SW1/4SE1/4; and SE1/4SE1/4 All Section 13 - Township 56- Range 19, Yellow Creek Township

Property Description:

Explore this incredible opportunity to own 175+/- acres of CRP, farmland, and recreational land in Chariton County, Missouri. This property offers excellent hunting.

- 20.41 acres of farmland enrolled in the CRP program, providing steady income potential.
- 79.3 acres of tillable farmland. Currently, 20 acres are planted in wheat.
- Current hunting lease expires August 1, 2025.

Farm Data:

Cropland	79.30 acres
Non-crop	75.29 acres
CRP	<u>20.41 acres</u>
Total	<u>175.00 acres</u>

CRP Information:

- 20.41 acres, due to expire September 30, 2027.
- Annual payment of \$2,262.00

Taxes:

- \$265.75

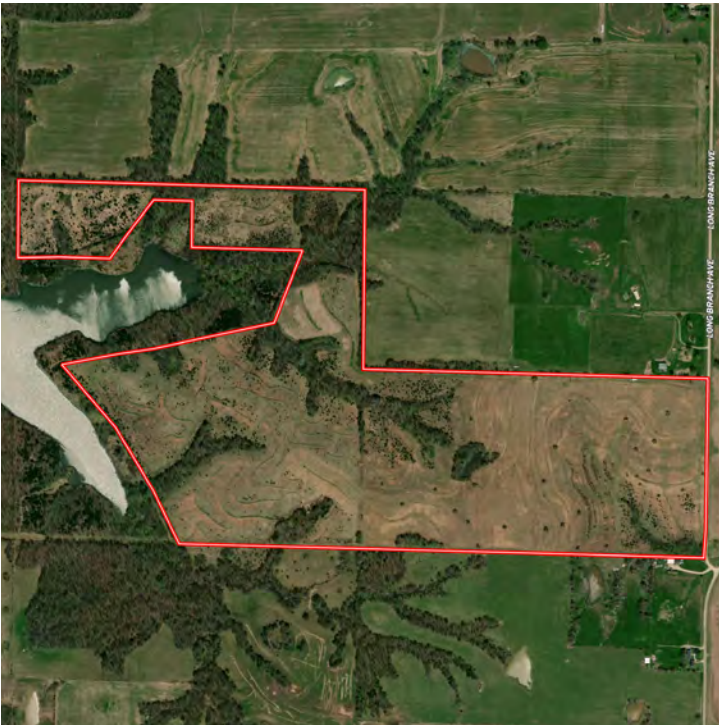
Price:

- \$910,000.00



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50001	Armstrong loam, 5 to 9 percent slopes, eroded	114.15	63.24	0	66	4e
30039	Armstrong loam, 9 to 14 percent slopes, eroded	39.94	22.13	0	63	4e
60060	Bevier silty clay loam, 2 to 5 percent slopes, moderately eroded	13.8	7.65	0	64	2e
30085	Grundy silt loam, 2 to 5 percent slopes	12.62	6.99	0	74	2e
TOTALS		180.51(*)	100%	-	65.74	3.71



Property Location

