

LAND FOR SALE

69+/- Acres • Chariton County, Missouri

PRICE REDUCED!

Offered at \$552,000

Highlights:

- Productive cropland acres
- Majority of soils are Haynie-Waldron
- Good access to grain markets



A-21474

Property Location: From Brunswick, Missouri, travel 2.5 miles east on Highway 24, 1.9 miles south on County Road 403, south 1 mile on Bourqmond Avenue, 0.75 miles east on Brandt Road, south 1 mile on Missouri Avenue, and 0.5 miles west on E Wing Lane to farm.

Legal Description: E1/2SW1/4, Pt W1/2SW1/4 and a tract of land situated in the SW1/4, all in Sec 29 Twp 53N, Rge 19W of the 5th PM, Chariton County, Missouri.



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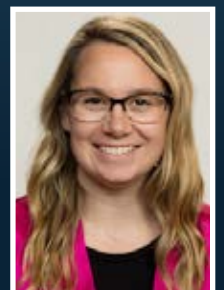
For additional information, please contact:

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Property Information

Farm Data:

Cropland 50 acres
 Non-crop 19 acres
 Total 69 acres

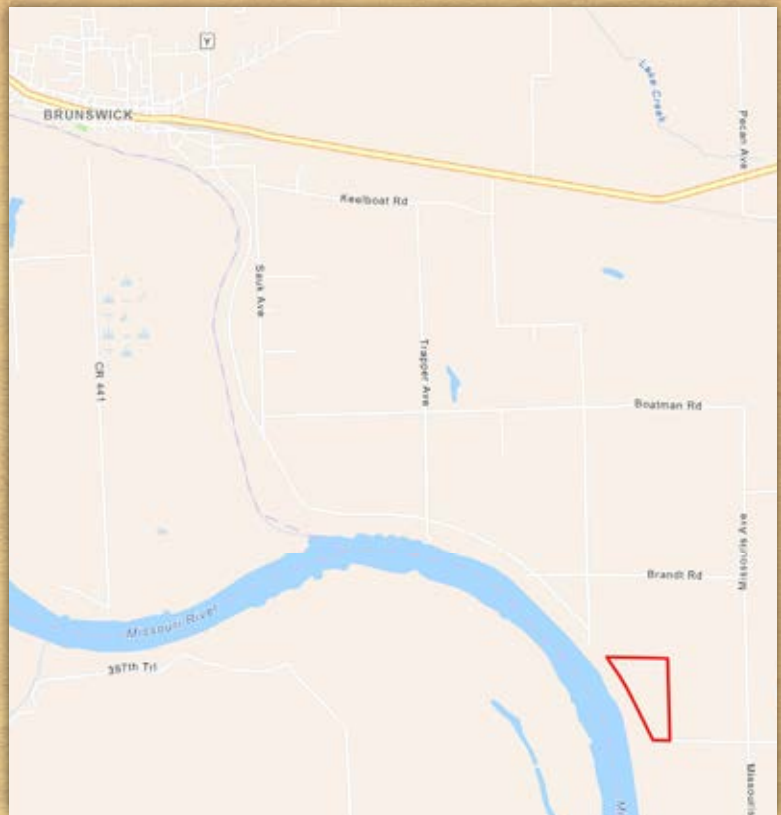
FSA Information:

	Base	Yield
Wheat	32 acres	49 bushels
Soybeans	26 acres	36 bushels

2023 Taxes: \$677.87

Reduced Price: \$552,000

Property Location Map



Aerial Photo



Soil Map



Map Symbol	Name	Non-IRR LCC	ACRES
13532	Haynie-Waldron complex, 0 to 2 percent slopes, occasionally flooded	IIw	46.2
13531	Haynie-Waldron complex, 0 to 2 percent slopes, frequently flooded	Vw	12.7
13582	Sarpy loamy fine sand, 0 to 2 percent slopes, occasionally flooded	IVs	9.3
66111	Waldron silty clay, loamy substratum, 0 to 2 percent slopes, occasionally flooded	IIIw	2.8
13552	Modale silt loam, 0 to 2 percent slopes, occasionally flooded	IIIw	1.1
TOTAL			72.1

Information provided was obtained from sources deemed reliable, however, 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 are the designated agents for the seller.