

# 123 ac m/l – 42998 Alseed Trail Unionville, MO



**\$264,450**

**\$2150/ac**



## GENERAL INFORMATION

Acres 123 ac m/l  
Crop Acres 14 ac  
Topography Rolling to Steep  
Gravel Road  
  
Taxes \$185.26/year

## RECREATIONAL OPPORTUNITIES

Trophy Whitetail Deer  
Turkey Habitat

Located 2 Miles from Iowa border

## KEY FEATURES

Approx. 14 ac row crop – est. 3 ac for food plots  
Heavy Timber – White Oaks & Red Cedars  
Mixed Native Grass  
Brushy Ditches & Draws  
3 Small Ponds  
Newer Shadow Hunter Box-Blind  
3 Ladder Stands  
Elevated Platform for Portable Blinds  
Possible Building Site  
Secluded  
Utilities in Area



The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.

**Hawkeye Farm Mgmt & Real Estate**



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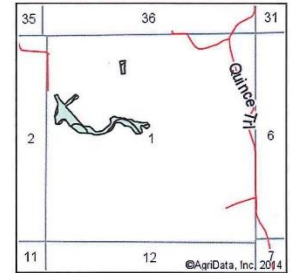


**LEGAL:**

123 acres m/l located in  
Section 1, T-66-N R-17-W

Exact Legal to Come  
From Abstract

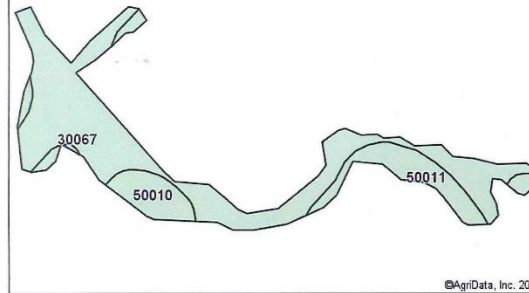
**Soil Map**



**DIRECTIONS**

Located 1.5 miles SE of Chariton in MO  
(unincorporated small village) & blacktop  
Hwy "DD"; 2 miles S of Iowa border, 4 miles  
SE of intersection MO Hwy 149 & "DD".

Accessed by country gravel Alseed Trail.  
Closed road, Agave Trail, forms N border of  
farm.



State: Missouri  
County: Putnam  
Location: 1-66N-17W  
Township: Liberty  
Acres: 14.05  
Date: 12/12/2014

Hawkeye Farm Mgmt & Real Estate

United Country Real Estate

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO171, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	9.55	68.0%	IIIe
50011	Winnegan loam, 20 to 35 percent slopes	2.82	20.1%	Vle
50010	Winnegan loam, 14 to 20 percent slopes, eroded	1.68	12.0%	Vle

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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

