



Land Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

2 Tracts- 80 Acres +/- Chariton County, MO

Missouri Waterfowl hunting at its best and located in between Swan Lake Refuge, Grand River and Fountain Grove! This property has been selectively logged and has an elevated site where a hunting cabin sits. With 3 improved pools and with a little management, this could be ready for fall 2021. After being in the family for many years, they've decided it's time for another family to make memories here. The buyer is responsible for the survey expense. Please check in with the listing office/agent prior to showing.

LOCATION:

Tract is approximately 5 miles Southwest of Sumner at Highway 139 & RA

PRICE:

\$6,250.00/Taxable Acre or \$500,000.00
Total or Best Offer!

IMPROVEMENTS:

Hunting cabin that needs refurbished and a few water-control structures on the East Tract (see attached maps)

TAXES/TAXABLE ACRES:

2021 taxes were \$220.07 on 162.97 acres

RENTAL STATUS:

Available for immediate possession

LISTING AGENT:

Jamie Barnes
(660) 851-1125 or
jamie@barnesrealty.com



BROKER PARTICIPATION:

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners. Brokers should call our office for details of our Co-Brokerage Policy.

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

2 Tracts- 80 Acres +/- Chariton County, MO
Aerial Photos



2 Tracts- 80 Acres +/- Chariton County, MO



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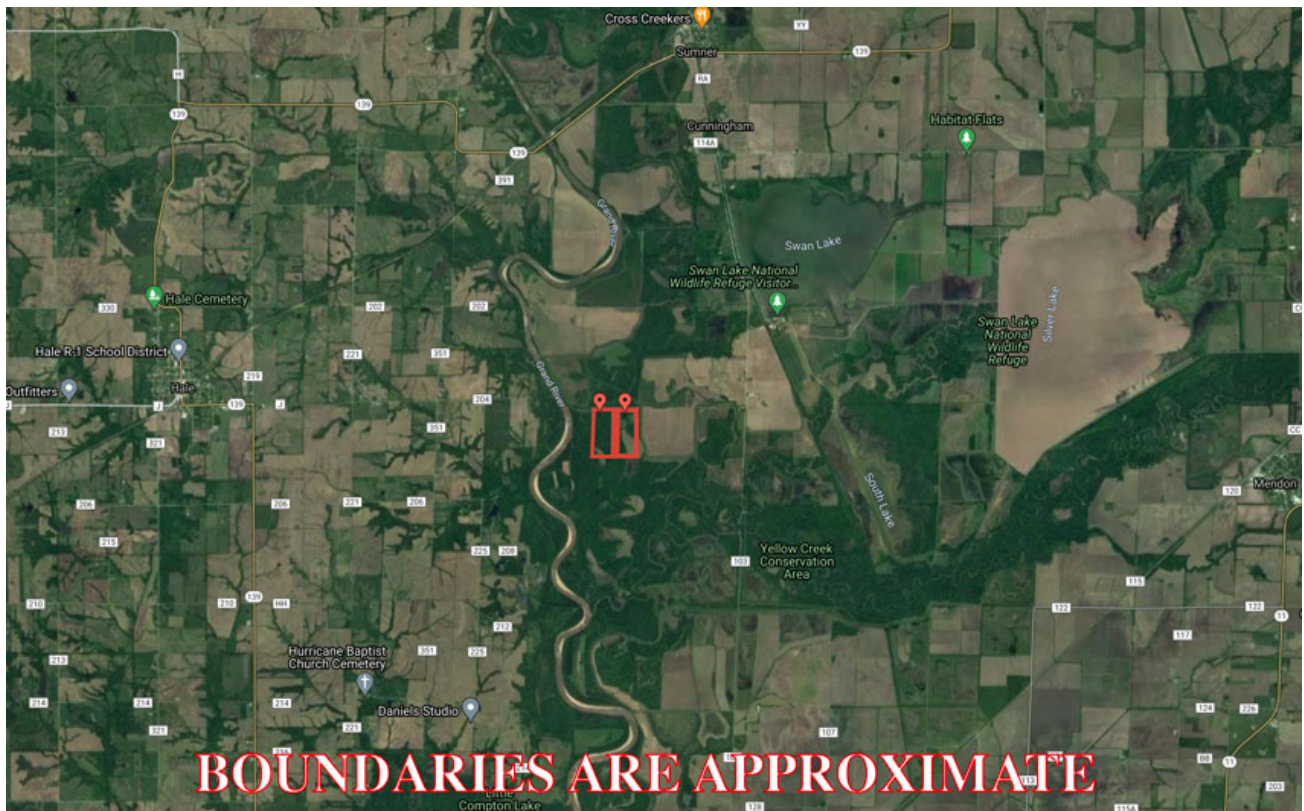
2 Tracts- 80 Acres +/- Chariton County, MO



2 Tracts- 80 Acres +/- Chariton County, MO
Google Aerial Map

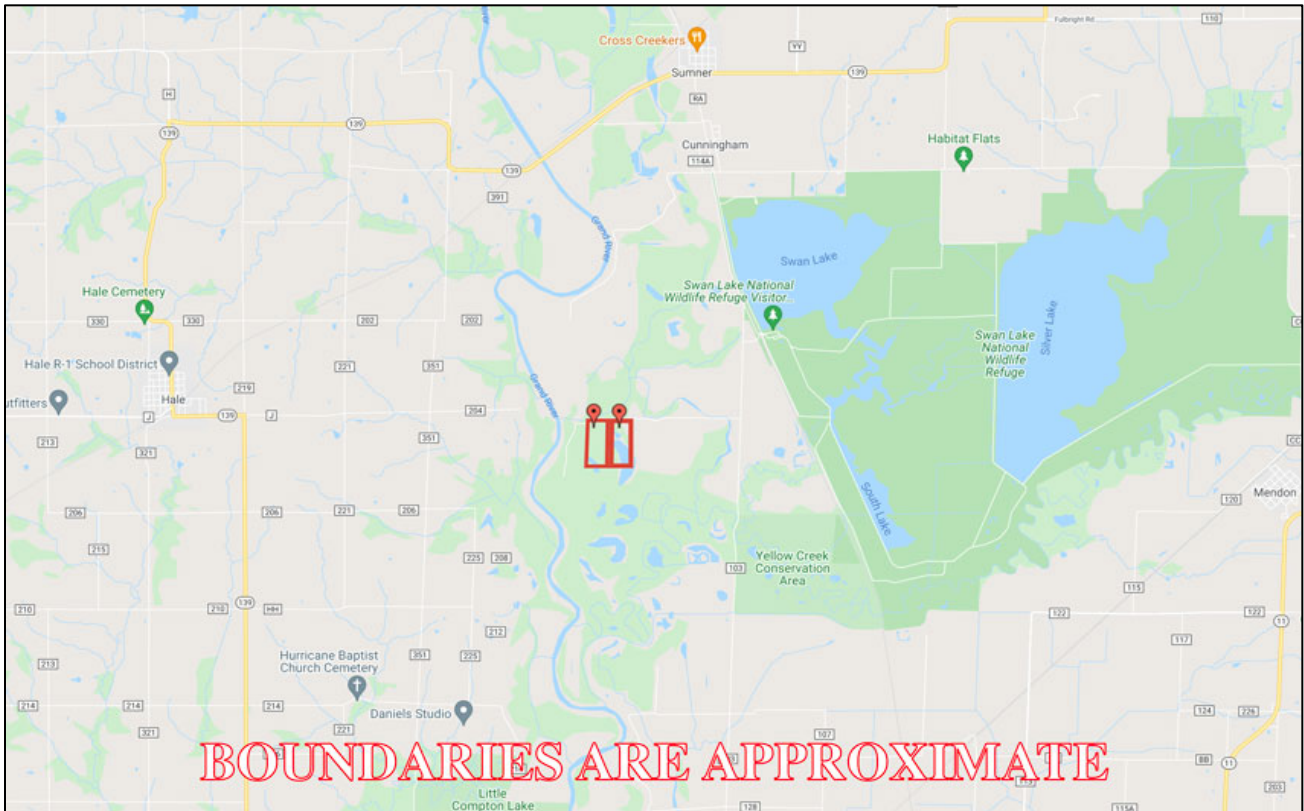


General Location Map

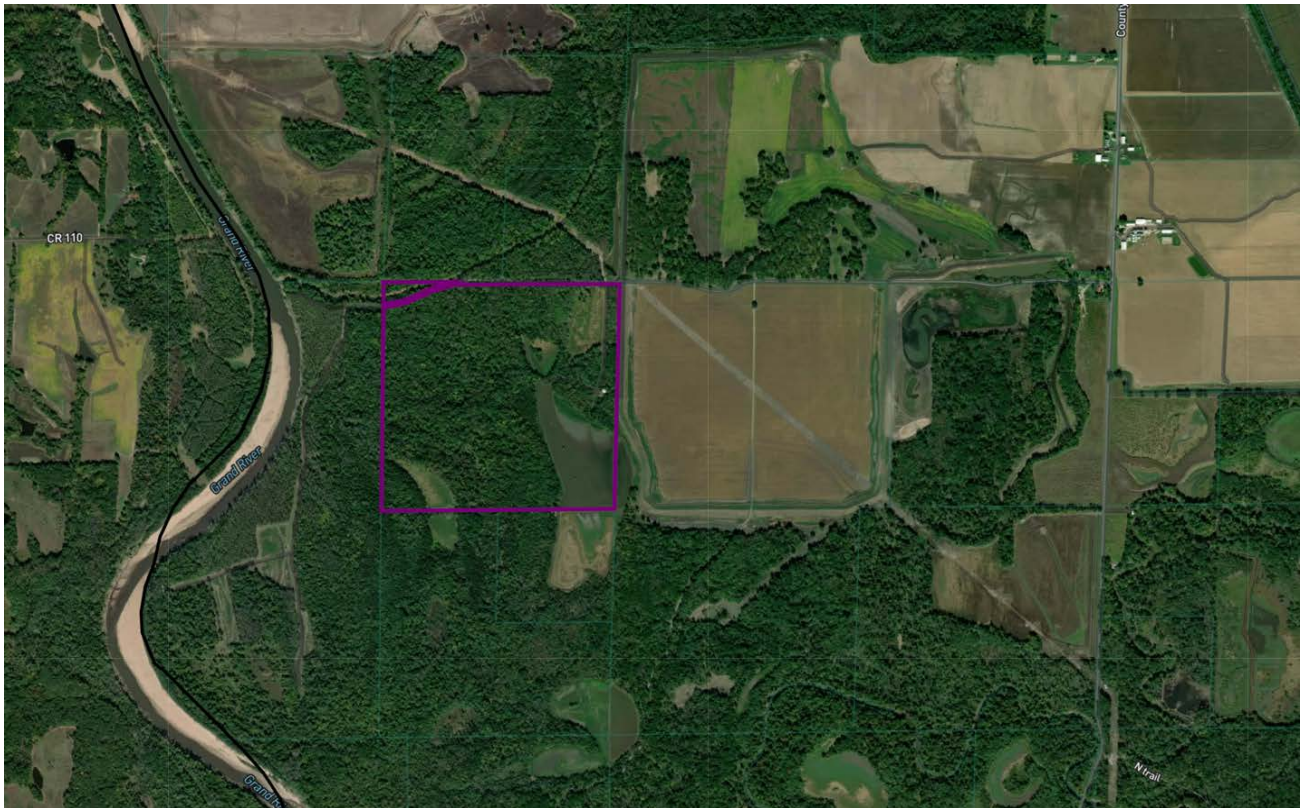


PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

2 Tracts- 80 Acres +/- Chariton County, MO
Driving Map

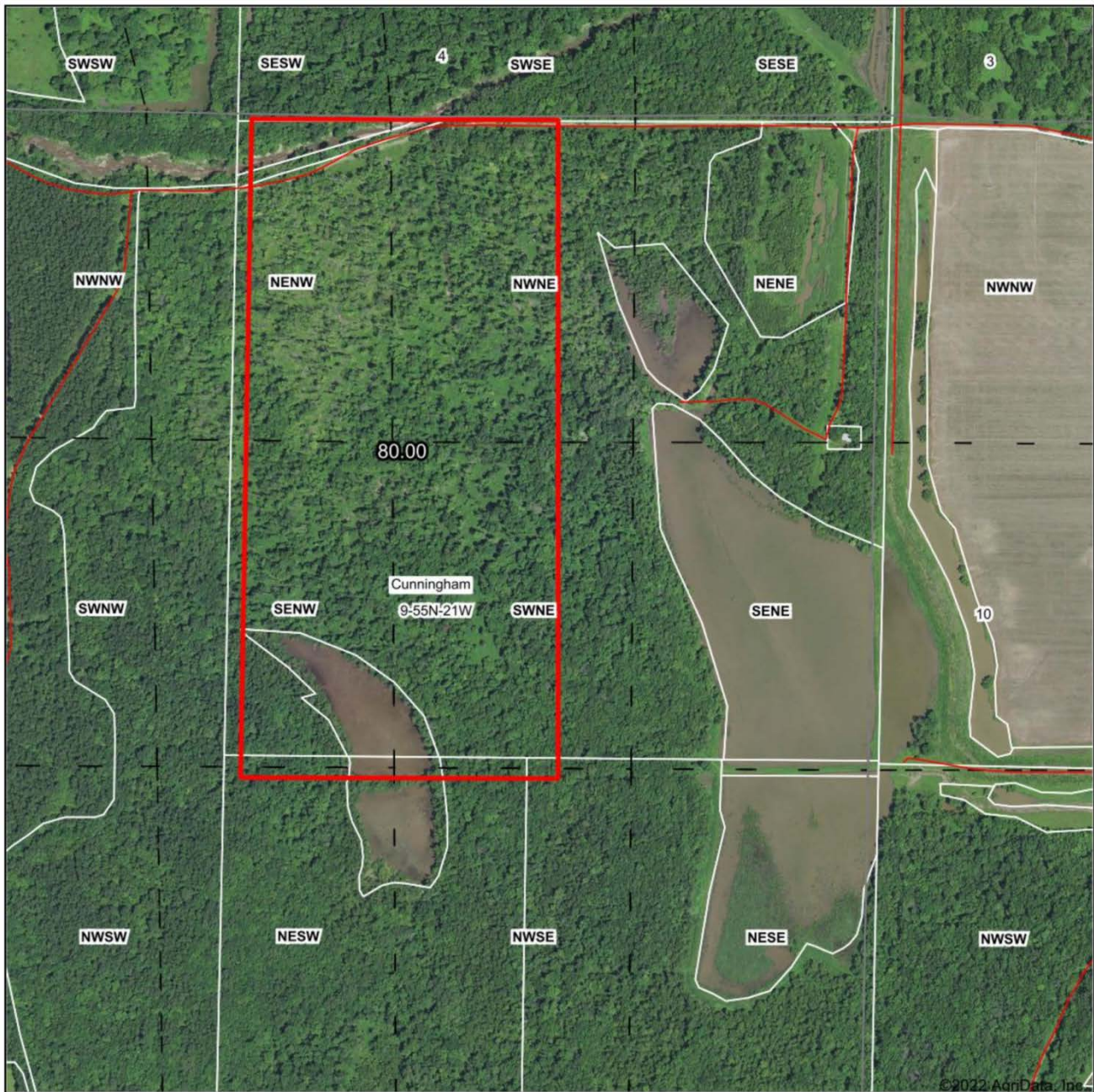


Tax Map



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2 Tracts- 80 Acres +/- Chariton County, MO
West Tract Surety Map



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Maps Provided By:



Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 39° 35' 45.63, -93° 15' 37.79

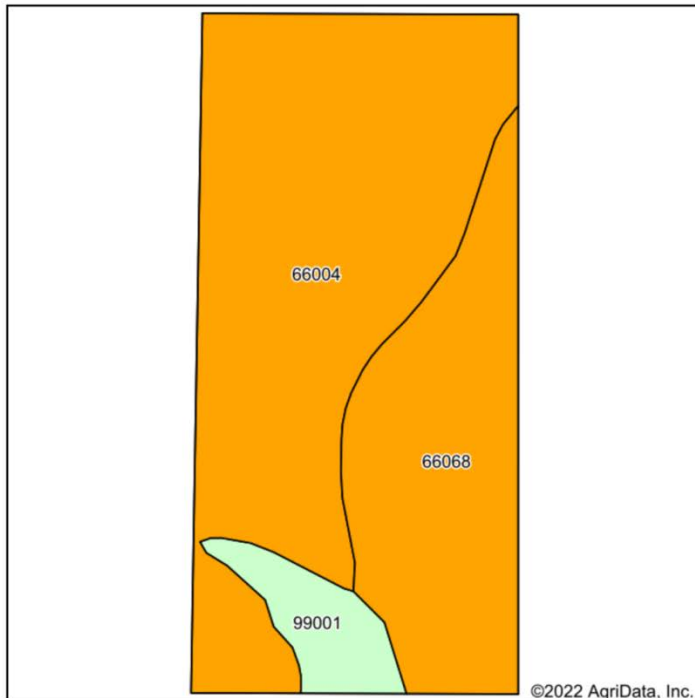
0ft 640ft 1279ft

9-55N-21W
Chariton County
Missouri

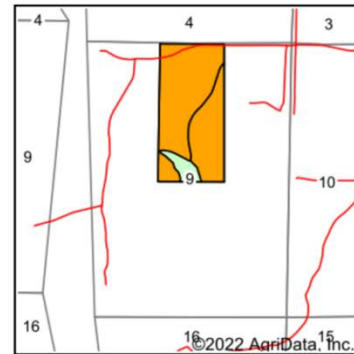


2 Tracts- 80 Acres +/- Chariton County, MO

West Tract Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Chariton**
 Location: **9-55N-21W**
 Township: **Cunningham**
 Acres: **80**
 Date: **1/25/2022**



Maps Provided By



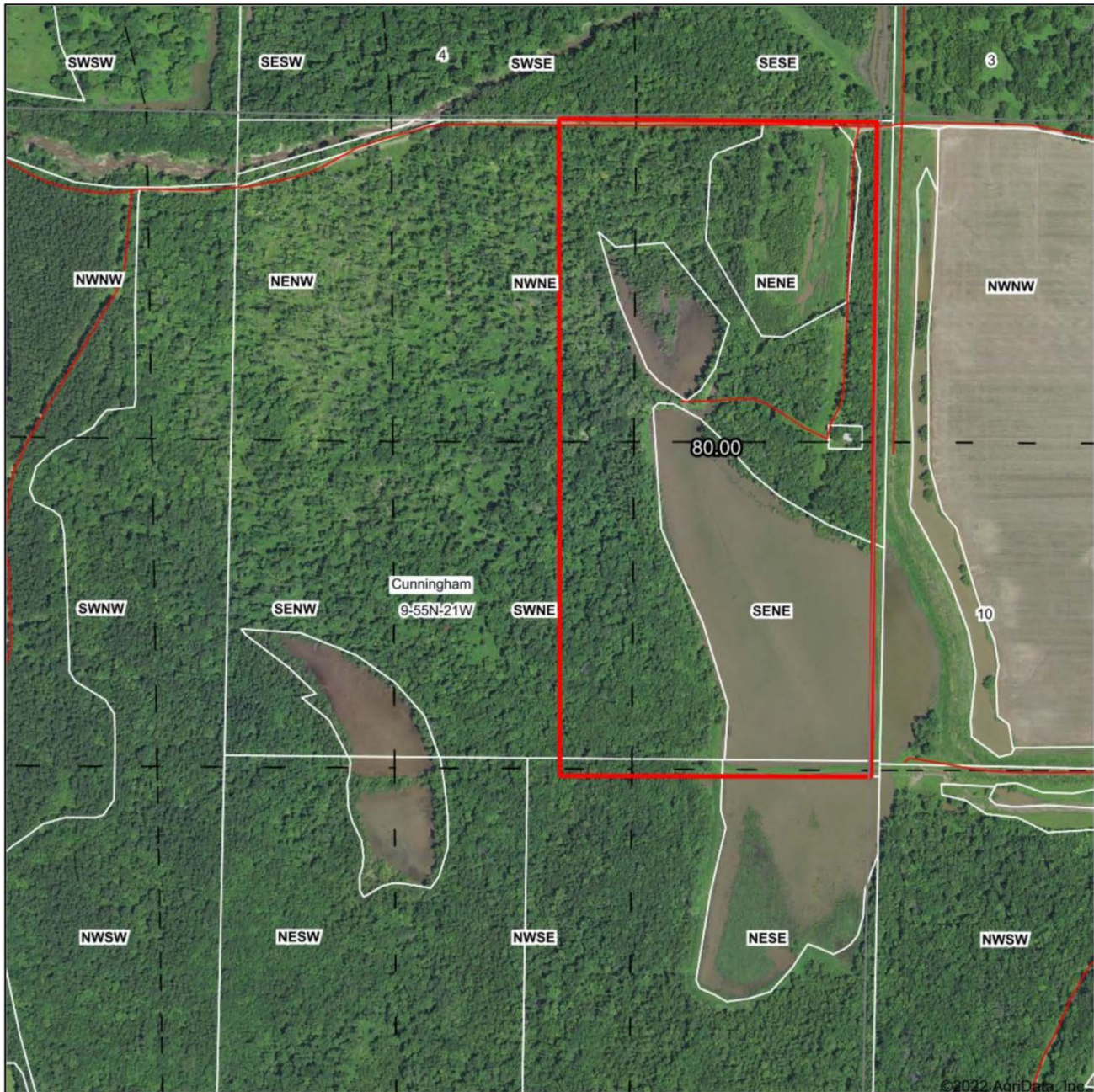
Area Symbol: M0041, Soil Area Version: 24									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	49.55	61.9%		Illw	60	59	42	47
66068	Carlow silty clay, 0 to 2 percent slopes, occasionally flooded	25.20	31.5%		Illw	54	49	54	46
99001	Water	5.25	6.6%						
Weighted Average					2.80	*n 54.2	*n 52	*n 43	*n 43.6

*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.

2 Tracts- 80 Acres +/- Chariton County, MO
East Tract Surety Map



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Maps Provided By:



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Map Center: 39° 35' 45.63, -93° 15' 37.79

0ft 640ft 1279ft

9-55N-21W
Chariton County
Missouri



1/25/2022

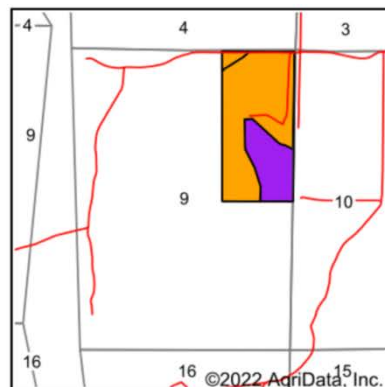
Field borders provided by Farm Service Agency as of 5/21/2008.

2 Tracts- 80 Acres +/- Chariton County, MO

East Tract Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Chariton**
 Location: **9-55N-21W**
 Township: **Cunningham**
 Acres: **80**
 Date: **1/25/2022**



Maps Provided By:



Area Symbol: MO041, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
66068	Carlow silty clay, 0 to 2 percent slopes, occasionally flooded	57.49	71.9%		Illw	54	49	54	46	
66102	Portage silty clay, 0 to 2 percent slopes, occasionally flooded, frequently ponded	20.34	25.4%		Vw	32	32	26	24	22
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	2.17	2.7%		Illw	60	59	42	47	
Weighted Average					3.51	*n 48.6	*n 44.9	*n 46.6	*n 40.4	*n 5.6

*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.

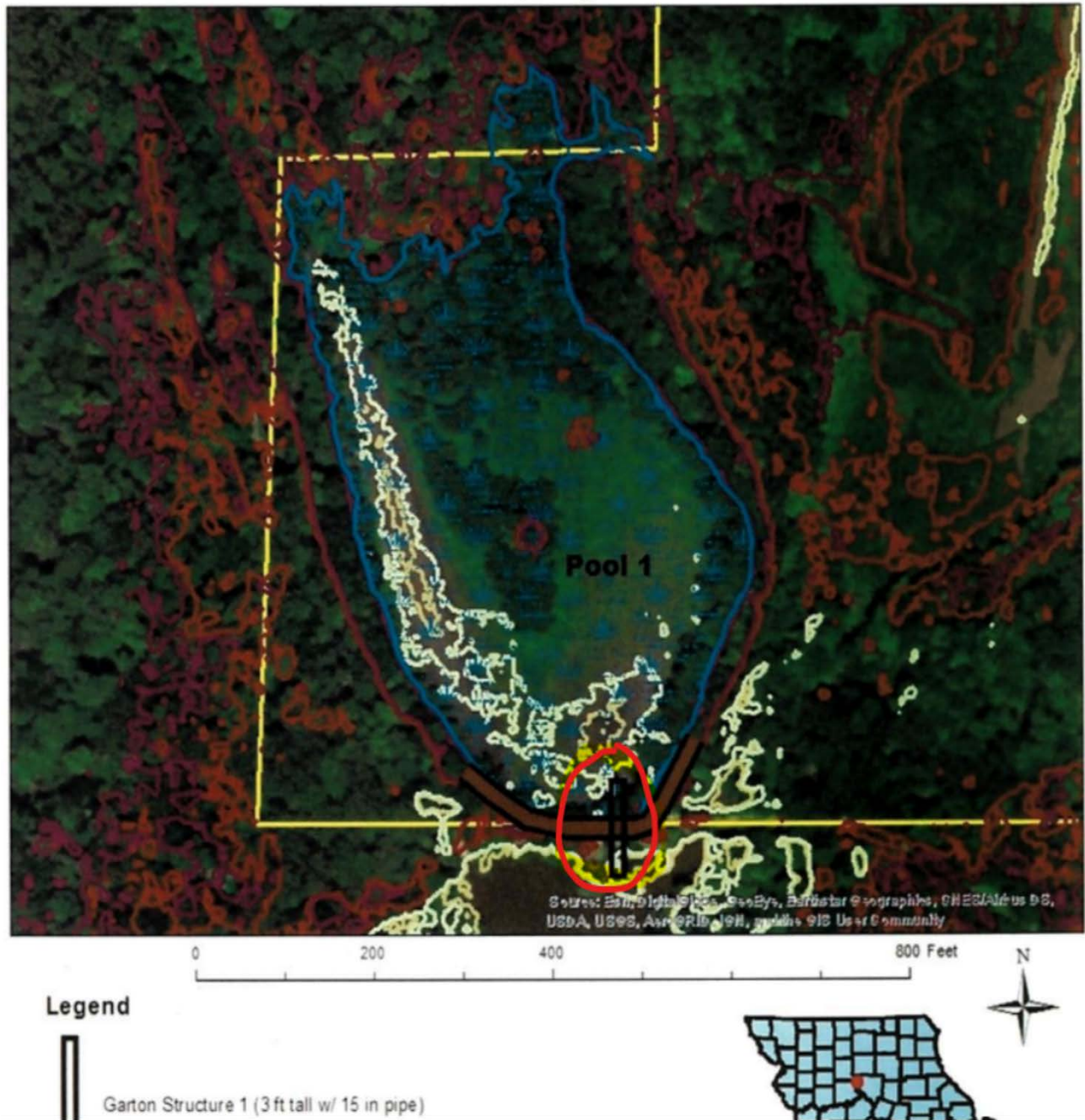
2 Tracts- 80 Acres +/- Chariton County, MO
Water Control Structure Maps on East Tract

USFWS Missouri Private Lands Office - Partners for Fish and Wildlife Project
MAWI - Chariton County 2017-6W Wetland Restoration - JG
T55N / R21W, Sec 09
Lat. 39.597383, Long. -93.258564



2 Tracts- 80 Acres +/- Chariton County, MO

Lat. 39.597383, Long. -93.258564



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