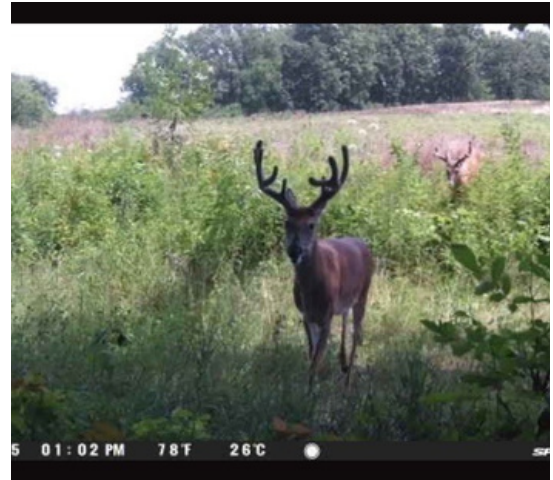
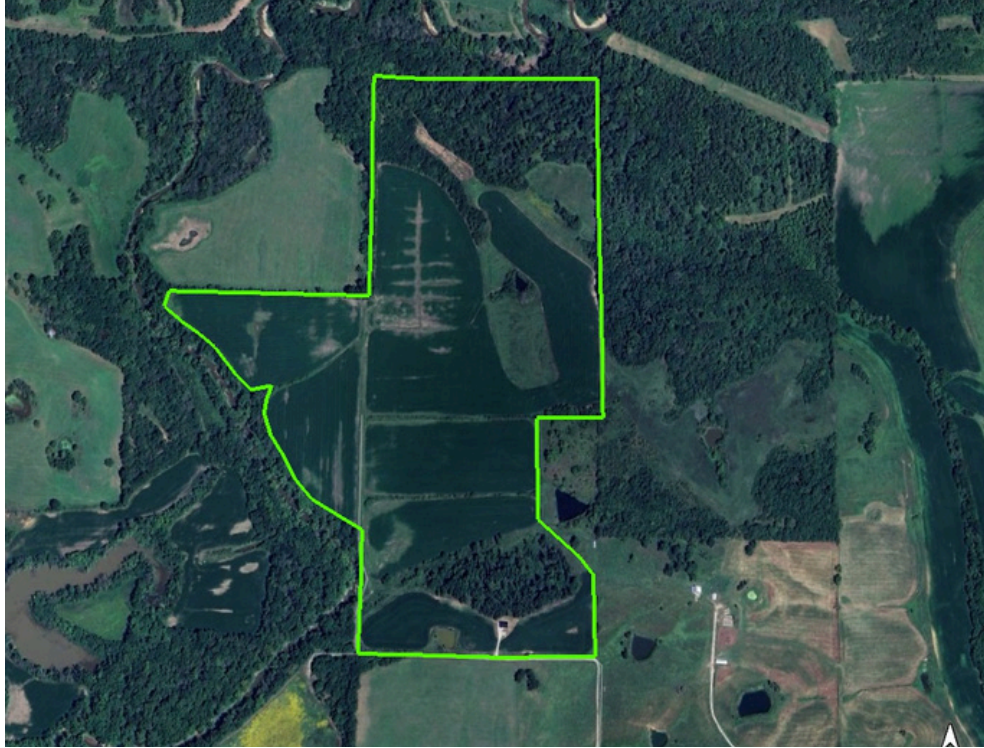




CHARITON COUNTY, MO

114 +/- Acres

An ideal blend of income-producing farmland and turnkey country living, this 114-acre property near Marceline offers strong returns and endless possibilities. With approximately 80 acres of high-quality tillable ground currently rented at \$150 per acre, this farm provides reliable annual income for investors or owner-operators alike.

A well-built 30x40 structure enhances the versatility of the property. Inside, you'll find: 2 bedrooms, 1 full bath, Full kitchen, Loft with staircase (storage only), Two large insulated overhead door, Internet service & Blink security system already installed.

Whether you're looking for a weekend retreat, hunting base, farm headquarters, or an investment tract with immediate cash flow, this property checks all the boxes.

BOB NICHOLS

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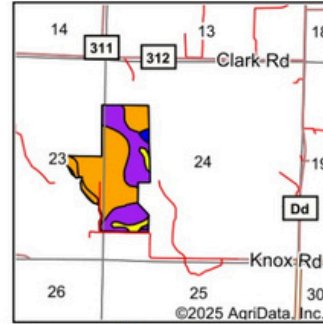
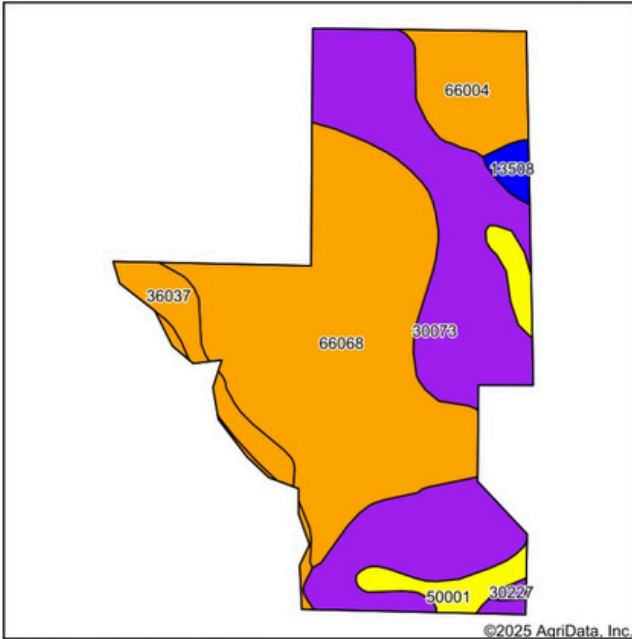
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Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **24-56N-18W**
 Township: **Clark**
 Acres: **111.49**
 Date: **11/14/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO041, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grass Tons
66068	Carlow silty clay, 0 to 2 percent slopes, occasionally flooded	49.26	44.3%		Illw			7					6		7
30073	Gosport silty clay loam, 14 to 30 percent slopes	39.63	35.5%		Vle	4	6	4				5			5
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	10.39	9.3%		Illw			8	5	5	4	9	1		8
36037	Tice silt loam, 0 to 2 percent slopes, frequently flooded	5.28	4.7%		Illw			8				8			8
50001	Armstrong loam, 5 to 9 percent slopes, eroded	5.15	4.6%		Ive										
13508	Colo silt loam, 0 to 2 percent slopes, occasionally flooded	1.40	1.3%		Illw			8				7			8
30227	Winnegan loam, 9 to 30 percent slopes	0.38	0.3%		Vle	5	8	7				8			7
Weighted Average						4.11	1.4	2.2	5.8	0.5	0.5	0.4	5.8	0.1	6.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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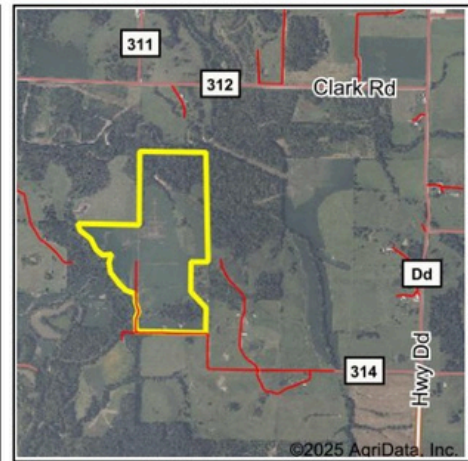
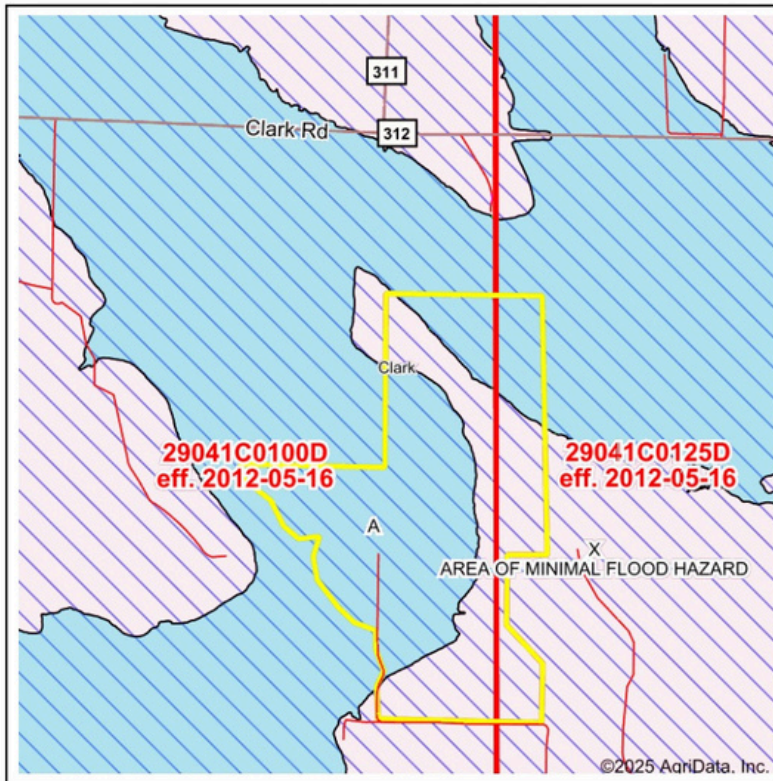
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FEMA Report



Map Center: 39° 39' 4.39, -92° 52' 39.97
 State: MO Acres: 111.49
 County: Chariton Date: 11/14/2025
 Location: 24-56N-18W
 Township: Clark



Name	Number	County	NFIP Participation	Acres	Percent
CHARITON COUNTY	290073	Chariton	Regular	111.49	100%
Total				111.49	100%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType		Description	Acres	Percent
A			100-year Floodplain	67.6	60.6%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain	43.89	39.4%
Total				111.49	100%
Panel		Effective Date		Acres	Percent
29041C0100D		5/16/2012		87.24	78.2%
29041C0125D		5/16/2012		24.25	21.8%
Total				111.49	100%

Flood related information provided by FEMA

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