

Sale Name: Chariton County MO 160+/- Acres / Tillable Timber Income Hunting / MO86A

LOT 1 - TRACT 1



Description

- 160+/- acres with 128.4+/- acres tillable with the balance being wooded.
- Portions of the property have been terraced and tiled.
- Good Soil Types, mostly Armstrong Loam, Speed Silt Loam and Grundy Silt Loam.
- Average NCCPI number is 70.9.
- Crop lease is open for the 2023 planting season.
- This property is located within a mile of Floyd Memorial Conservation Area and close to the Swan Lake National Wild life Refuge.
- This property with a few changes could be made into both an excellent Whitetail deer hunting property with substantial income from the tillable acres.
- 2022 Taxes: \$279.05
- Short Legal: NW ¼ of Section 13, T56N-R20W
- Parcel #04-002-63.0000

Quantity: 1



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