



FARM FOR SALE

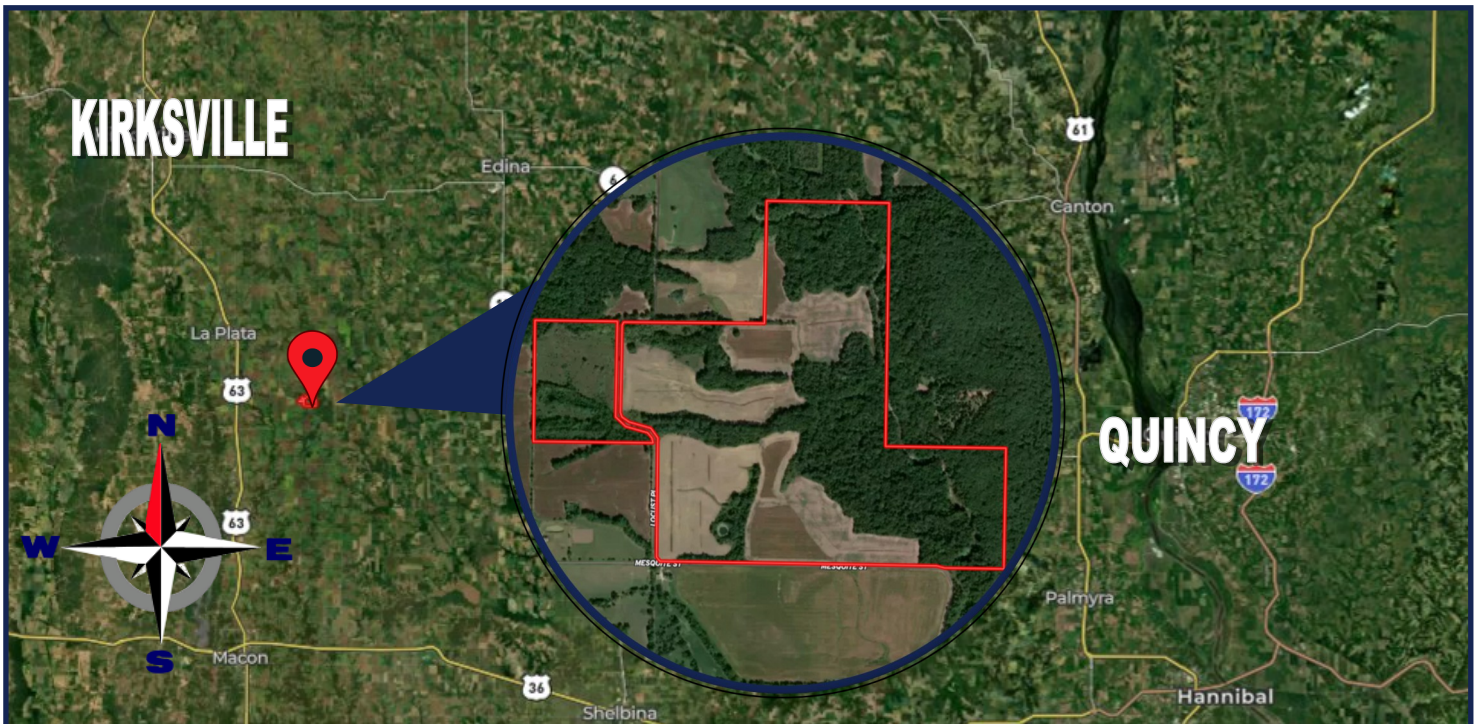
Macon County, MO

272 Acres M/L

122.90 Cropland A M/L; 66.5 NCCPI

Janice Kelley Bryant

\$1,850,000 (\$6,800/A)



MAC CHILTON

Farm Manager, Real Estate Agent

Licensed In IA, IL & MO

Associate Appraiser

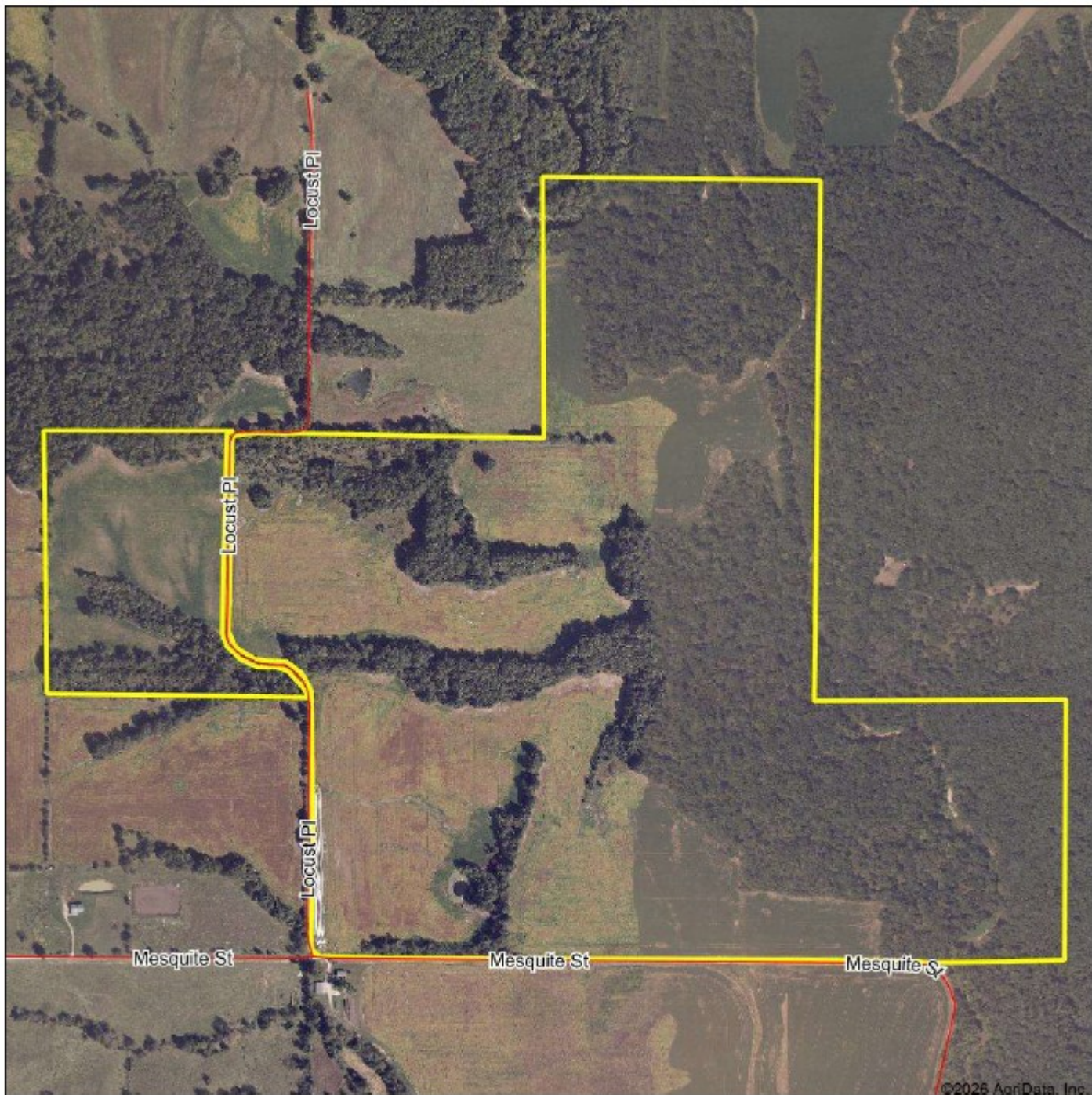
Licensed In IA

📞 641-954-1869

✉ mac@growthland.com



Aerial Map





Property Details

Legal Description:

THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 60 NORTH, RANGE 31 WEST; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 60 NORTH, RANGE 14 WEST; THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 60 NORTH, RANGE 13 WEST. ALL IN MACON COUNTY, MISSOURI.

Township: Johnston

Location:

At the intersection of Highway 63 & Highway 156 near La Plata, head East on Highway 156 for 2.5 miles to Leopard Avenue, then South 3.5 miles to Leech Road, then East & South 1 mile to Mesquite Street, then East 1 mile to the intersection of Mesquite Street and Locust Place. Farm lies Northeast of the intersection.

Acreage Breakdown:

Taxable Acres: 271.56

FSA Cropland Acres 122.90

Timber Acres: 144.00

**Approximately 144 acres are in timber. A standing timber appraisal was completed by Geode Forestry, Inc. in August 2026 and estimated the merchantable timber at well over \$150,000. Contact the listing agent for a copy of the full appraisal.

Soil Productivity: **Tillable NCCPI:** 66.5

Property Taxes: \$600

Parcel Numbers: 01-09-31-00-000-000300 01-09-30-00-000-000900
02-07-36-00-000-000100

FSA Farm Base Acres:

Corn Base Acres:	27.35
Corn PLC Yield:	72
Wheat Base Acres:	7.70
Wheat PLC Yield:	44
Soybean Base Acres	49.75
Soybean PLC Yield:	41

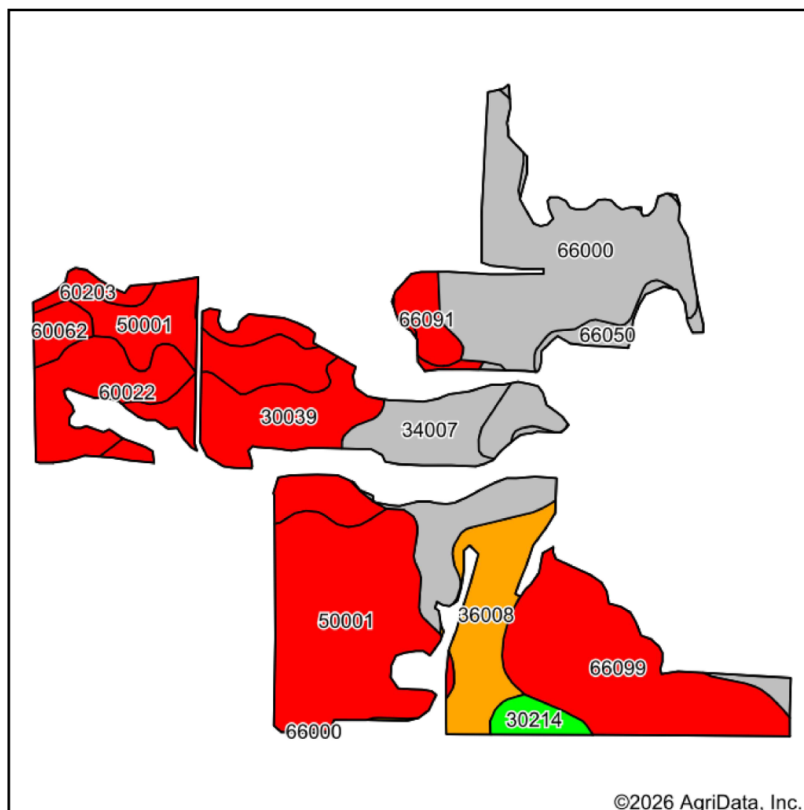
Comments:

This exceptional 272 acre Macon County farm offers an outstanding combination of productive income and premier recreational opportunities. Approximately 130 acres are currently in tillable production, featuring predominantly fertile bottomland soils that provide strong agricultural potential. Bear Creek meanders through the eastern portion of the property, creating a natural travel corridor that supports thriving populations of deer, turkey, and other wildlife. Whether you're seeking a high-quality hunting property, an income-producing investment, or a diverse farm with long-term appeal, this property has it all.

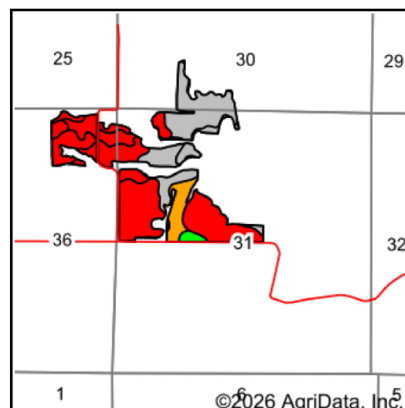
FSA Aerial Map



Soil Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Macon**
 Location: **31-60N-13W**
 Township: **Johnston**
 Acres: **132.93**



Area Symbol: MO121, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	*n NCCPI Overall
50001	Armstrong loam, 5 to 9 percent slopes, eroded	31.04	23.4%		IVe	66
66000	Moniteau silt loam, 0 to 2 percent slopes, occasionally flooded	25.72	19.3%		IIIw	73
66099	Piopolis silty clay loam, 0 to 2 percent slopes, frequently flooded	19.54	14.7%		IIIw	53
30039	Armstrong loam, 9 to 14 percent slopes, eroded	15.81	11.9%		IVe	64
34007	Gifford silt loam, 5 to 9 percent slopes, eroded	12.31	9.3%		IIIe	71
36008	Bremer silt loam, 0 to 2 percent slopes, rarely flooded	9.35	7.0%		IIIw	80
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	7.88	5.9%		IIIe	61
66050	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded, long duration	2.95	2.2%		Vw	75
66091	Excelsior silt loam, 0 to 2 percent slopes, frequently flooded	2.73	2.1%		IIIw	57
30214	Vigar loam, 2 to 5 percent slopes, rarely flooded	2.06	1.5%		Ile	91
60062	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	1.96	1.5%		IIIe	64
60203	Purdin loam, 14 to 20 percent slopes, eroded	1.58	1.2%		VIe	50
Weighted Average					3.42	*n 66.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

