

# Growthland

*Appraisals, Management, Brokerage, & Advising*

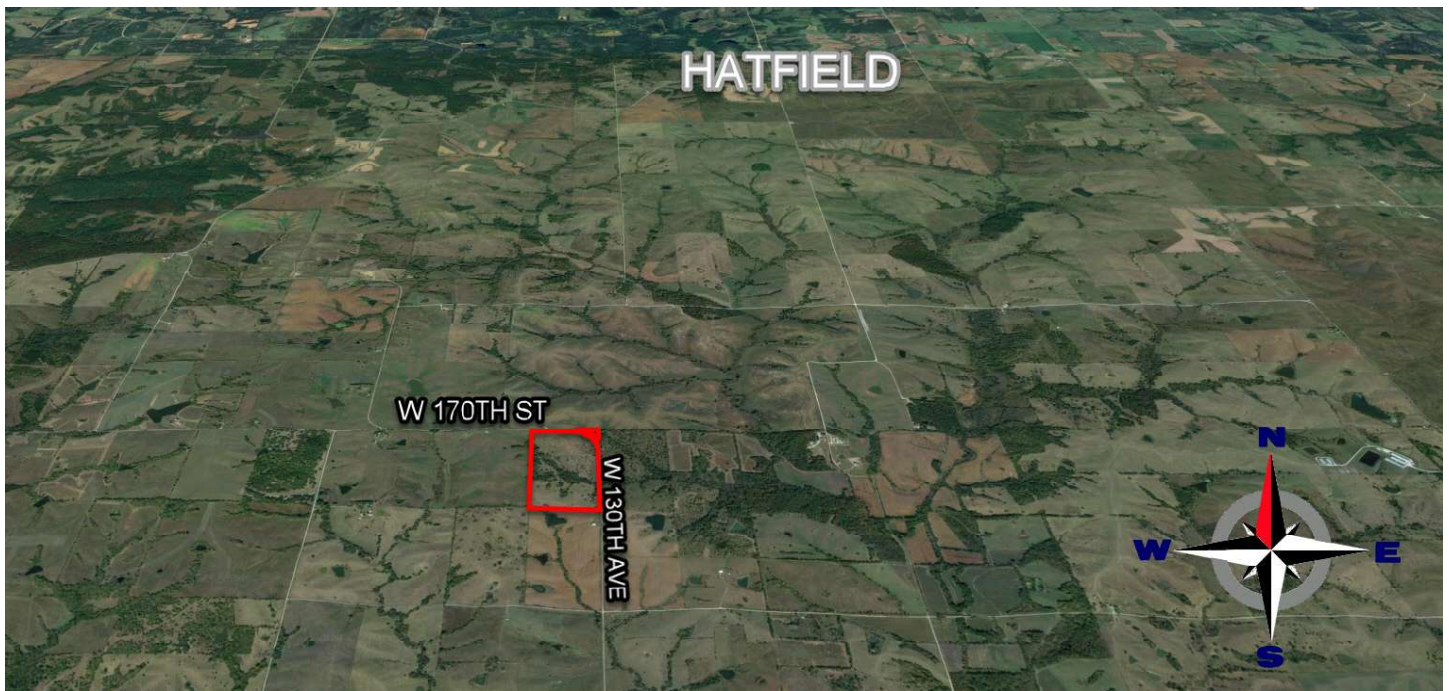


## **FARMLAND FOR SALE**

Harrison County, MO  
80 Acres M/L

**Hunsicker Farm**

**\$380,000 (\$4,750/A)**



### **MAC CHILTON**

*Farm Manager, Real Estate Agent*

Licensed In IA, IL, & MO

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Office: 641-682-4107



## Property Details

Harrison County, MO  
80 Acres M/L

### Legal Description

The East Half of the Northeast Quarter (E1/2 NE1/4) of Section 5,  
Township 65 North, Range 29 West, Harrison County, Missouri.  
Exact Legal to come from title.

**Township:** Washington

### Location

Four miles southwest of Hatfield, Missouri. North border is W  
170th Street and east border W 130th Avenue

### Acreage Breakdown:

**Taxable Acres:** 75.20  
**Pasture Acres:** 55.53

**Soil Productivity:** NCCPI: 69.2

**Property Taxes:** \$144.76

**Parcel Numbers:** 12-3.0-05-1

**School District:** South Harrison County R2

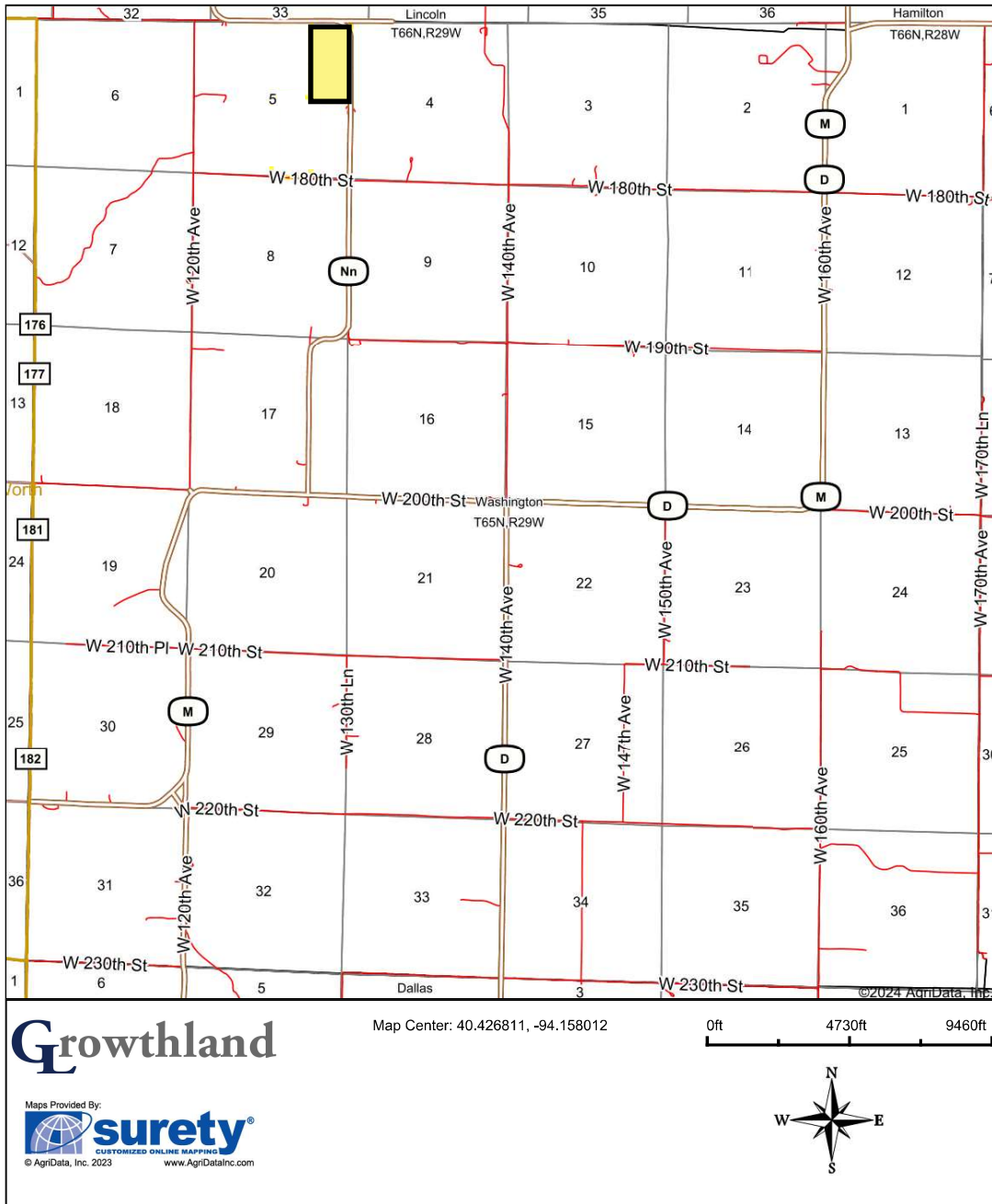
### Comments:

Large, well maintained pasture farm with pond and brush  
removal projects completed within the last year. Fence is good  
throughout and holds livestock. Property is selling free and clear  
for 2024.

## Plat Map

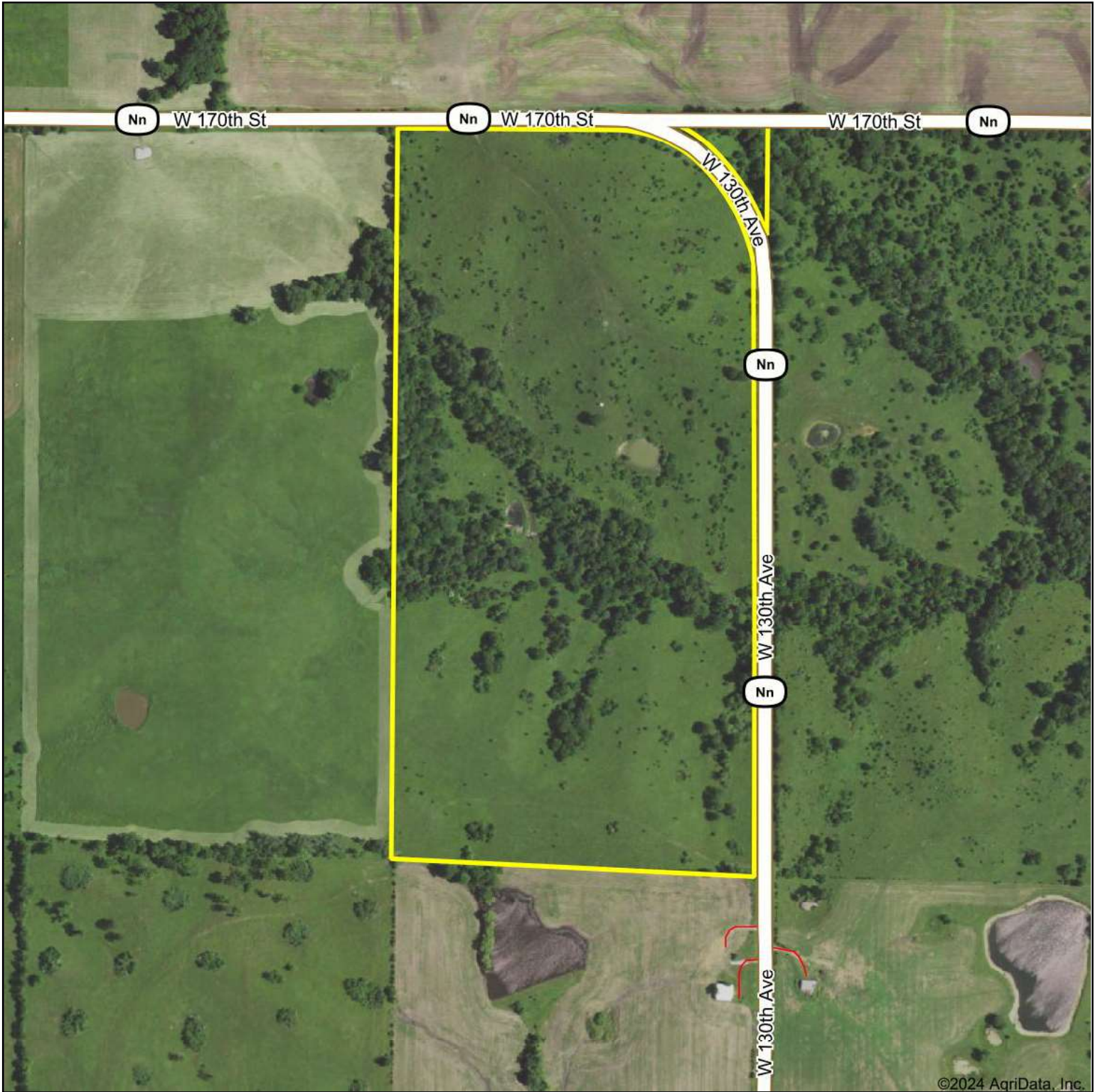
Harrison County, MO  
80 Acres M/L

Washington TWP Map



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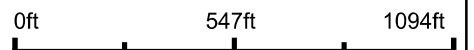
# Aerial Map



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# Growthland

Boundary Center: 40.466965, -94.179345



**5-65N-29W**  
**Harrison County**  
**Missouri**

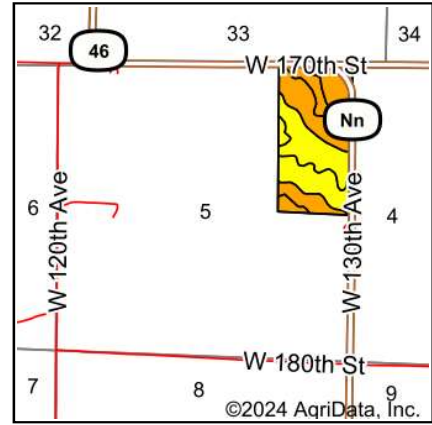
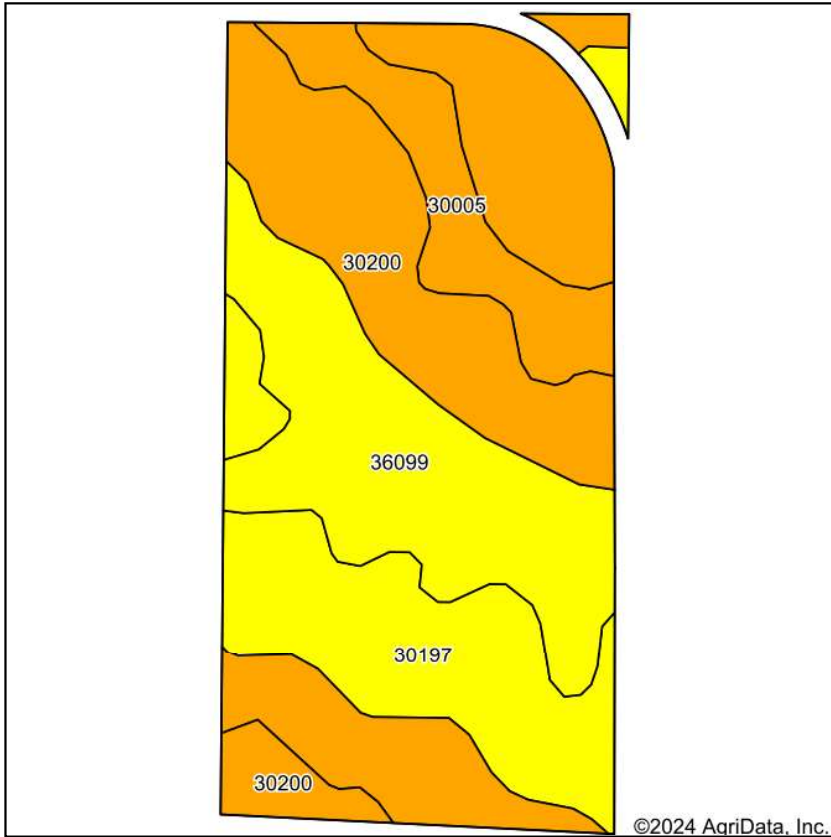


Maps Provided By:



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# Soils Map



State: **Missouri**  
 County: **Harrison**  
 Location: **5-65N-29W**  
 Township: **Washington**  
 Acres: **75.2**

**Growthland**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO081, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30200	Shelby loam, 9 to 14 percent slopes	25.70	34.2%		72	72	61
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	19.24	25.6%		67	67	57
30197	Shelby loam, 14 to 18 percent slopes	15.95	21.2%		65	65	56
30005	Adair loam, 3 to 9 percent slopes	14.31	19.0%		72	72	62
<b>Weighted Average</b>					<b>*n 69.2</b>	<b>*n 69.2</b>	<b>*n 59.1</b>

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

Soils data provided by USDA and NRCS.

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S-33-T66N-R29W

S-34-T66N-R29W

8  
1.98

6  
29.94

7  
23.61

S-5-T65N-R29W

RT NN

S-4-T65N-R29W

S-8-T65N-R29W

CRD W 180 ST

S-9-T65N-R29W

All Measurements are  
For FSA Programs Only

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

**Harrison Co. FSA**

- |                   |                   |
|-------------------|-------------------|
| C=Com-YEL-GR      | ALF=Alfalfa-FG    |
| SB=Soybean-COM-GR | AGM=MIXFG-AGM-FG  |
| HRW=Wheat-HRW-GR  | LGM=MIXFG-LGM-FG  |
| SRW=Wheat-SRW-GR  | RCH=Clover-Red-FG |
| MILO=Sorgh-GRS-GR | H=MIXFG-IGS-FG    |
| O=Oats-SPG-GR     | P=MIXFG-IGS-GZ    |
| GLS=MIXFG-IGS-LS  | TP=Timber Pasture |
- All Fields Are NON-Irrigated  
\*Unless notated on Map

1:7,670

**Program Year: 2024**

Created: 4/2/2024

Flown: 2022-6-29

- clu
- crp
- plss

**Farm 8919  
Tract 2071**





## Property Photos

### North 80 Acres

Harrison County, MO  
80 Acres M/L



Looking Northeast



Looking Southeast



Looking Southwest



New Pond - 2023



Ponds



Looking South