

237.8 Acres



Property Overview

237.8 Acres, 1 Boundary



Property Overview

McDonald County, MO

237.8 Acres, Boundary 1 of 1



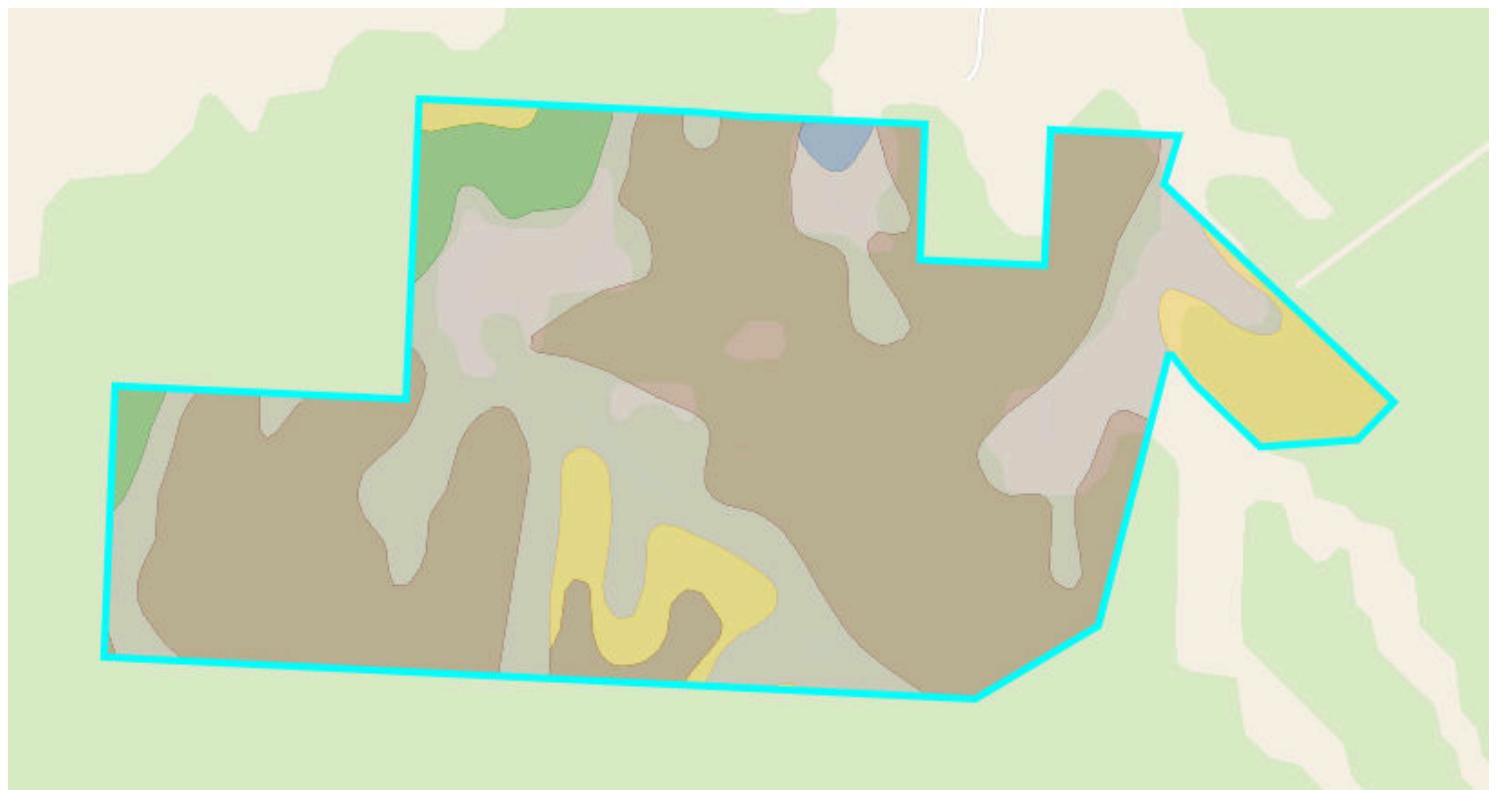
McDonald County, MO
Township: 021N

Locations
12 21N 31W

Acres
237.78

Soils

237.8 Acres, 1 Boundary



14.5/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	73120	Rueter-Gasconade-Rock outcrop complex, 15 to 60 percent slopes	55.0%	130.8	8e	--	0
●	70076	Clarksville-Noark complex, 3 to 15 percent slopes	31.1%	73.9	6e	--	42.1
●	70081	Rueter-Goss-Jollymill complex, 15 to 35 percent slopes	9.1%	21.6	6e	--	9.4
●	73353	Hailey-Sonsac complex, 35 to 70 percent slopes, very...	4.2%	10.1	7e	--	8.2
●	70077	Flagspring extremely gravelly silt loam, 3 to 15 percent slopes	0.5%	1.3	6e	--	44.6

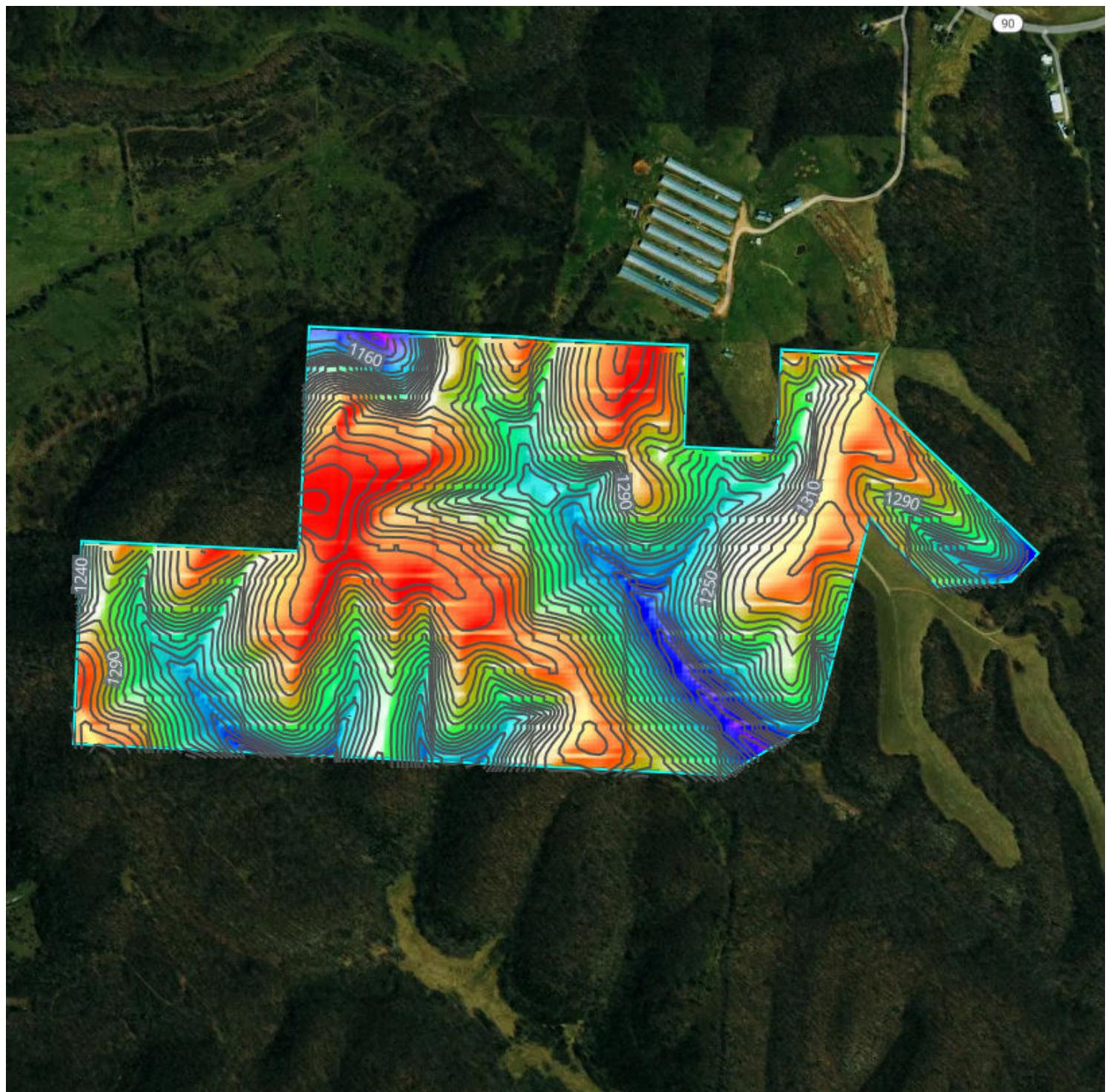
Soils

237.8 Acres, 1 Boundary

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
73349	Boskydell very gravelly silty clay loam, 8 to 20 percent slopes	<0.1%	0	6e	--	49.1
73224	Moko-Rock outcrop complex, 15 to 35 percent slopes,...	<0.1%	0	8	--	3.9

Elevation

237.8 Acres, 1 Boundary



1,129.5 feet

1,382.7 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 253.2 feet

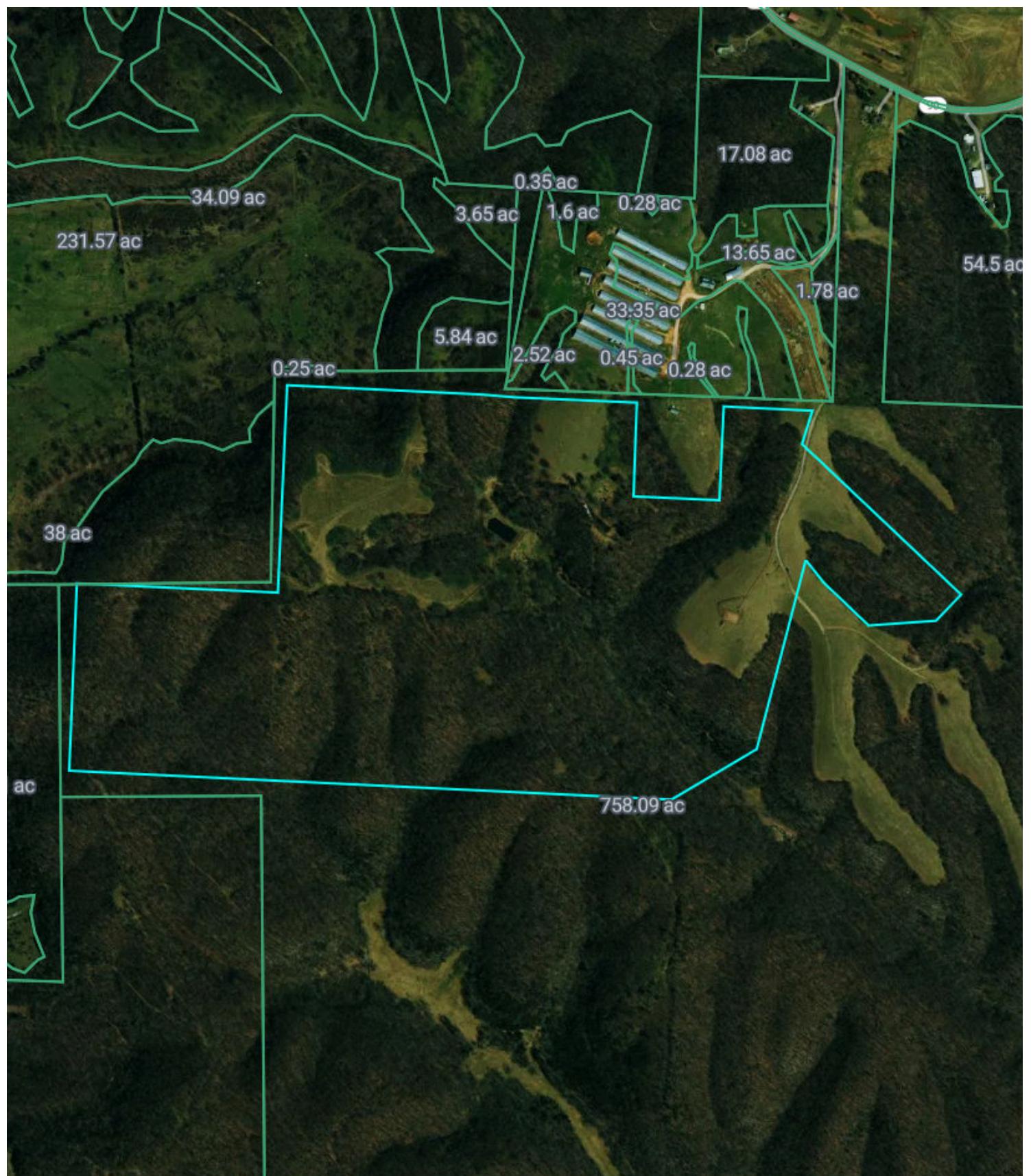
Min: 1129.5 feet

Max: 1382.7 feet

Slope: 22%

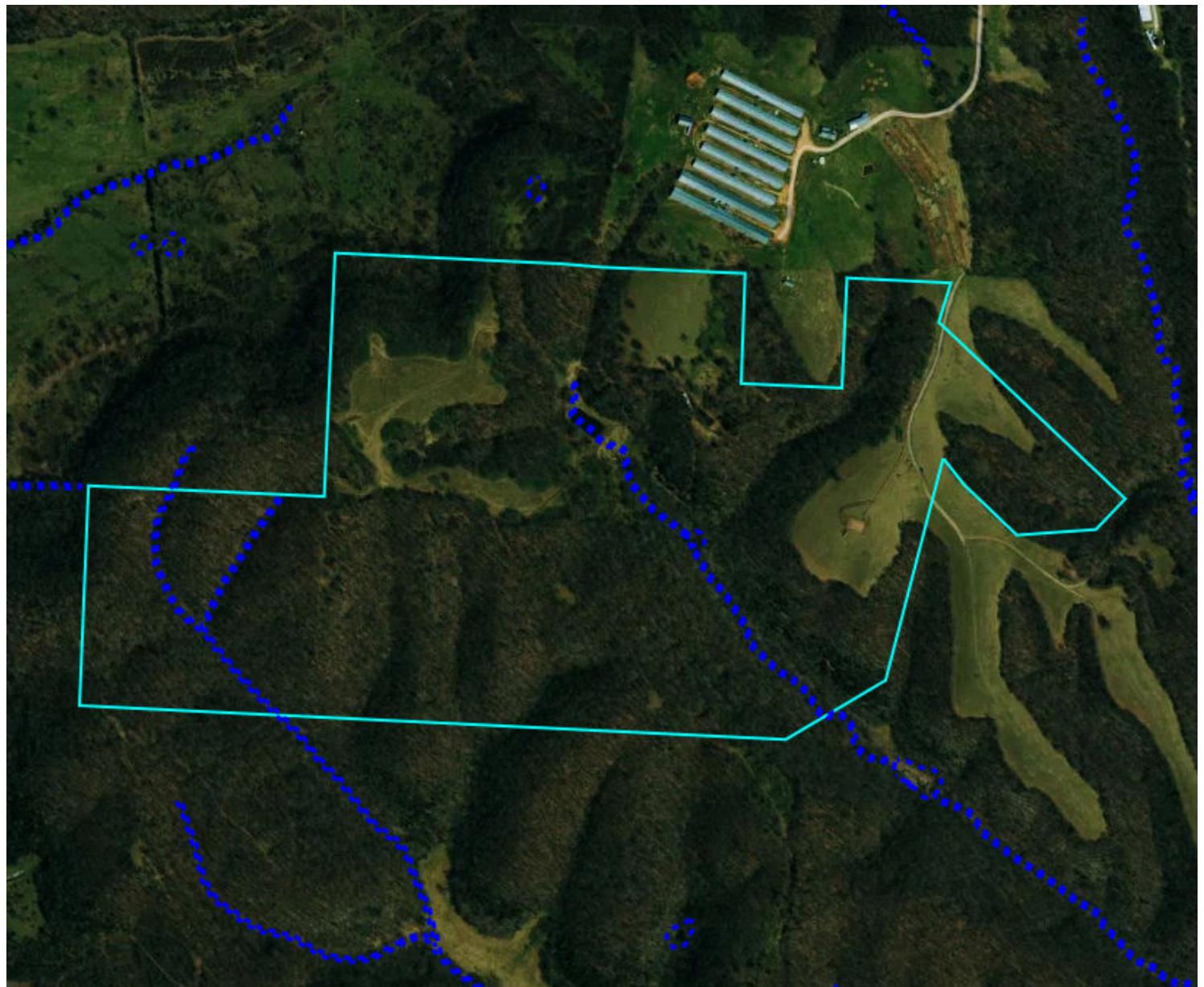
Min: 0.4%

Max: 93.5%



Flood (FEMA Report)

237.8 Acres, 1 Boundary



Flood Zone Hazard

- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands

Historical Imagery

237.8 Acres, 1 Boundary

2022



2020



Drawings

237.8 Acres, 1 Boundary



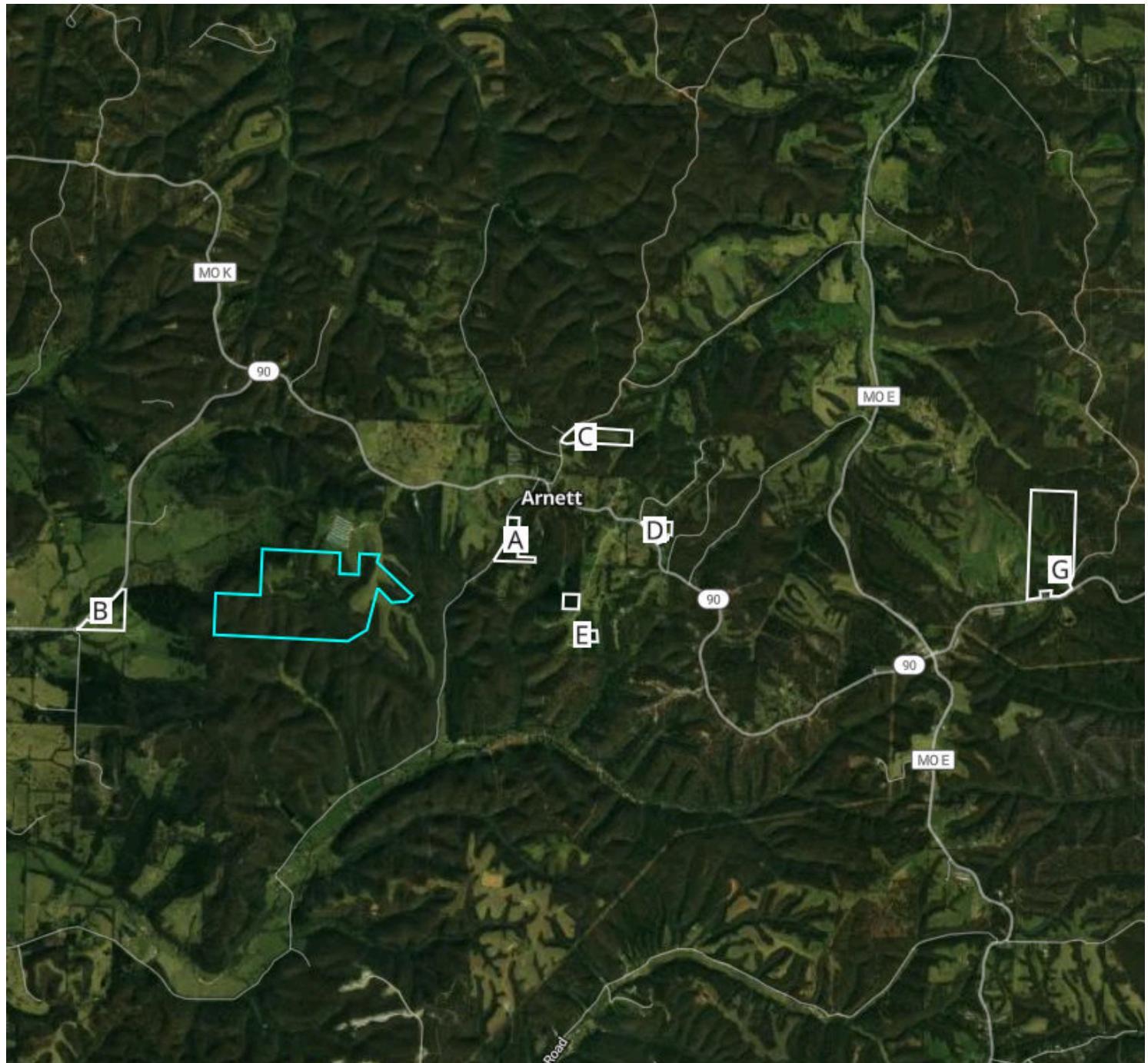
Element	Title	Data	Description
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— Line 3.3 mi --

Comparable Sales

Comparable Sales Summary

Average \$/Acre:	Median \$/Acre:	Min \$/Acre:	Max \$/Acre:
\$18,915	\$18,063	\$8,408	\$36,688
Average \$/NCCPI:			
\$826			



Comparable Sales

Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
A	McDonald	04-06-23	\$135,000	11.00	\$12,273	11.7	\$1,048
B	McDonald	05-24-23	\$187,500	22.30	\$8,408	36.7	\$229
C	McDonald	08-14-24	\$483,750	20.00	\$24,188	26.2	\$924
D	McDonald	11-07-25	\$223,938	10.00	\$22,394	30.4	\$737
E	McDonald	12-23-24	\$90,312	5.00	\$18,063	16.3	\$1,109
F	McDonald	02-12-25	\$183,439	5.00	\$36,688	28.3	\$1,296
G	McDonald	10-08-25	\$973,750	93.71	\$10,391	23.5	\$441