

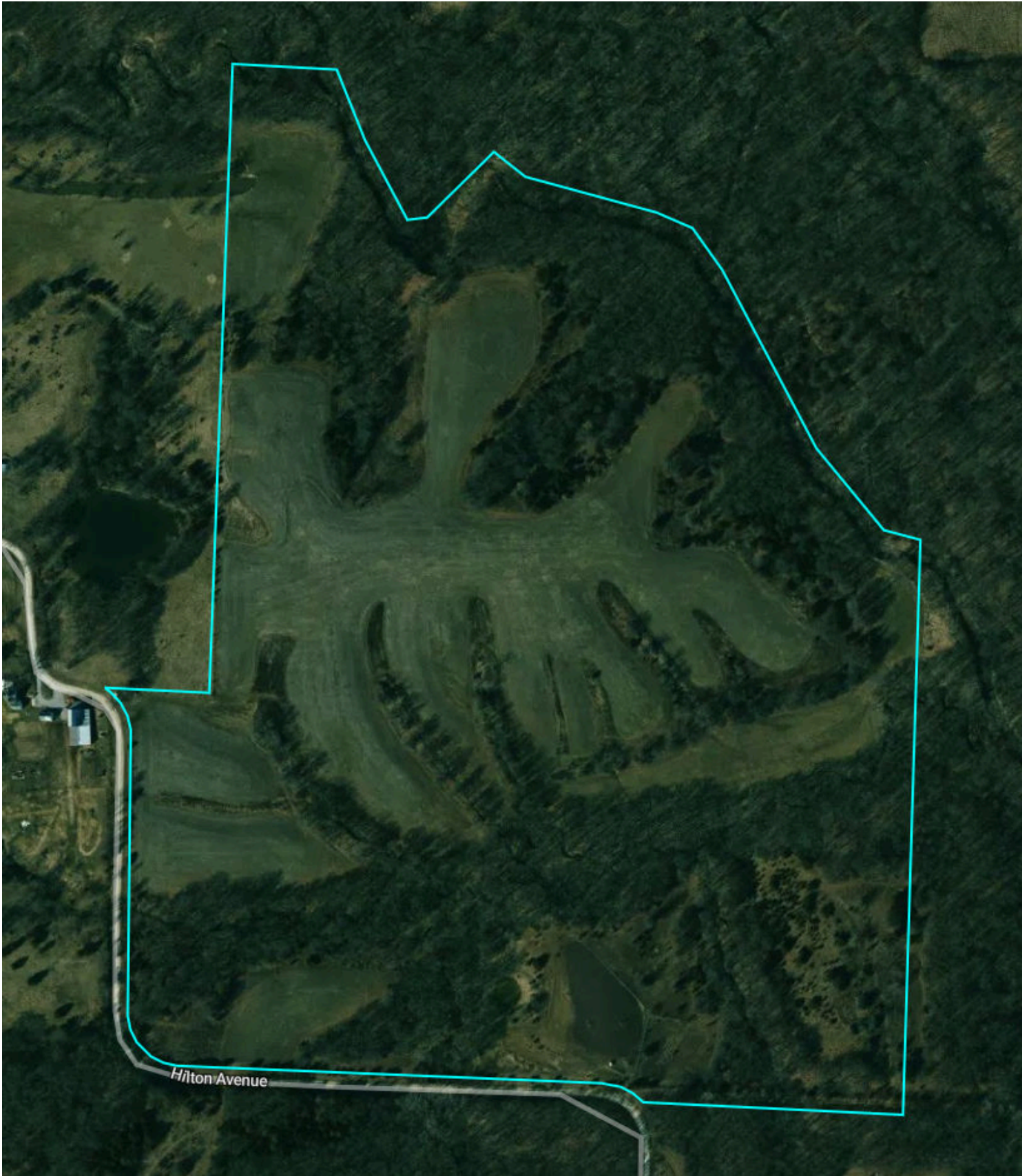
90.0 Acres



Elite Land and Auction

Overview

90.0 Acres, 1 Boundary



Overview

Macon County, MO

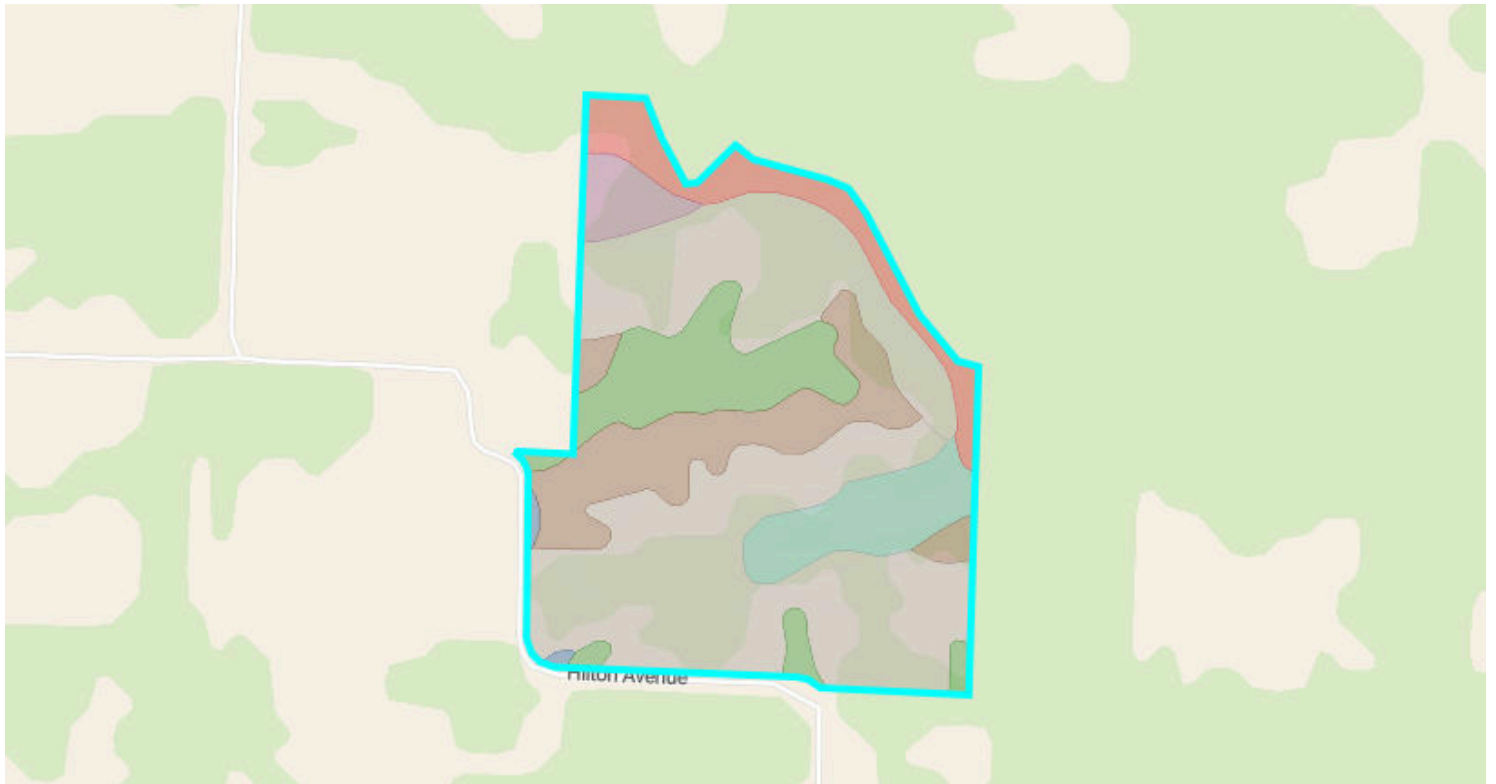
90.0 Acres, Boundary 1 of 1



Macon County, MO Township: 060N	Locations 27 60N 15W	Acres 89.95	Parcel # 000003082700000000200
Owner 1 ROBERT A SUESS	Owner 2 -	Owner Address 30 BRIGHTON PARK CT SAINT CHARLES MO 633033055	Property Address N HILTON AVE SIDE, LA PLATA, MO 63549
Total Assessed Value \$3,290	Assessed Land Value -	Assessed Improvement -	Assessed Land Year 2024
County Use Description AGRICULTURE	Legal Description W1/2 NE EX E1/2 NW NE & EX E1/2 SW NE;E 1/2 NW EX N 1,666' OF THE W 213' M/L EXCEPT 20 AC TRACT LYING NORTH OF RICHLAND CREEK.		

Soils

90.0 Acres, 1 Boundary



53.3 / 100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	60203	Purdin loam, 14 to 20 percent slopes, eroded	34.8%	31.3	6e	--	48.2
●	30230	Winnegan loam, 20 to 35 percent slopes, eroded	18.6%	16.7	6e	--	16.3
●	30039	Armstrong loam, 9 to 14 percent slopes, eroded	13.6%	12.3	4e	--	62.9
●	60062	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	12.6%	11.4	3e	--	63.9
●	66024	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded	8.0%	7.2	3w	--	85.1

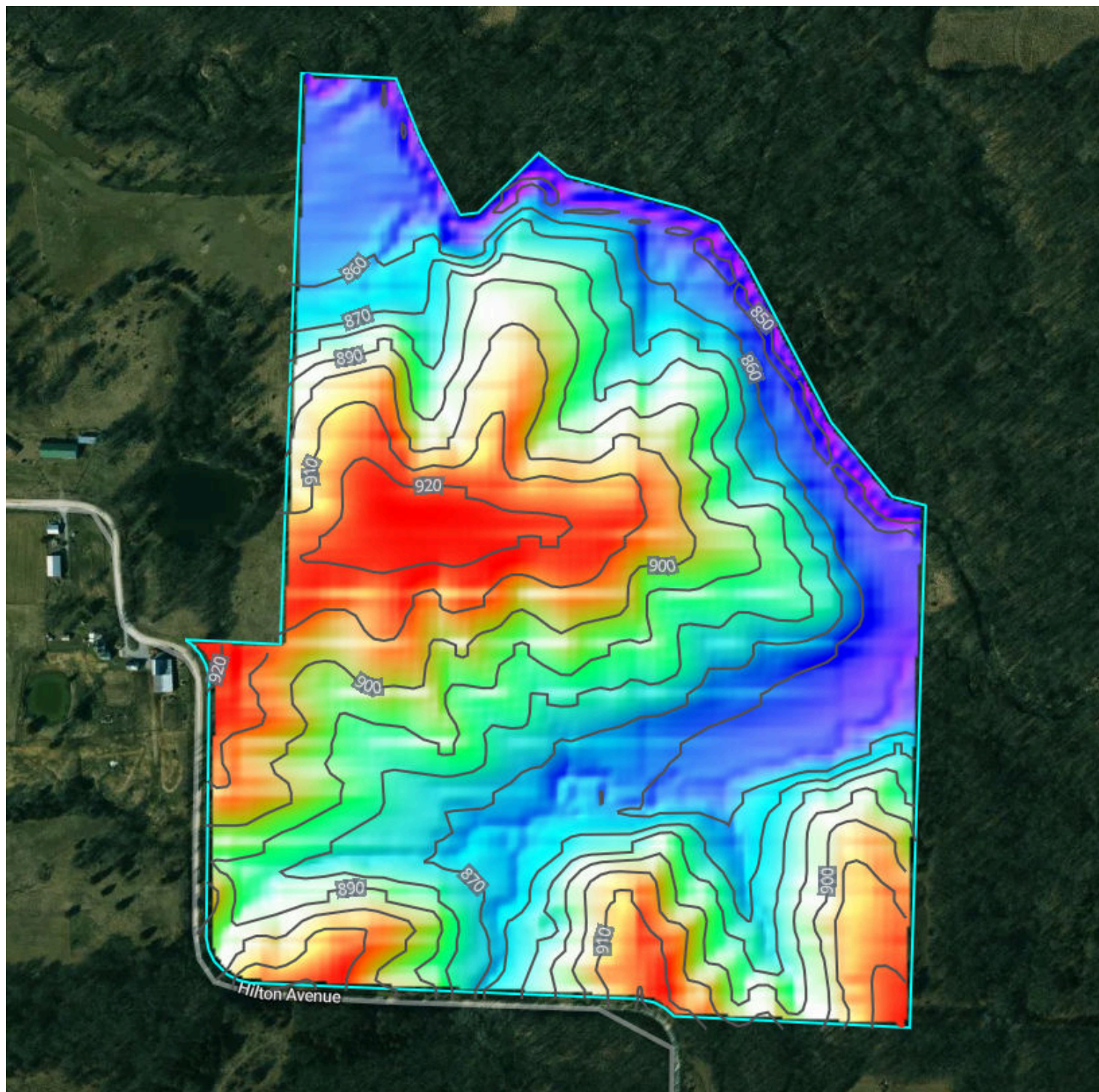
Soils

90.0 Acres, 1 Boundary

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	30243	Vigar loam, 3 to 5 percent slopes, rarely flooded	7.8%	7	2e	--	91.7
●	66000	Moniteau silt loam, 0 to 2 percent slopes, occasionally flooded	3.2%	2.9	3w	--	72
●	60111	Gosport loam, 14 to 20 percent slopes, eroded	0.9%	0.8	6e	--	38.3
●	30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	0.5%	0.4	6e	--	49.8

Elevation

90.0 Acres, 1 Boundary



846.7 feet

926.7 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 80 feet

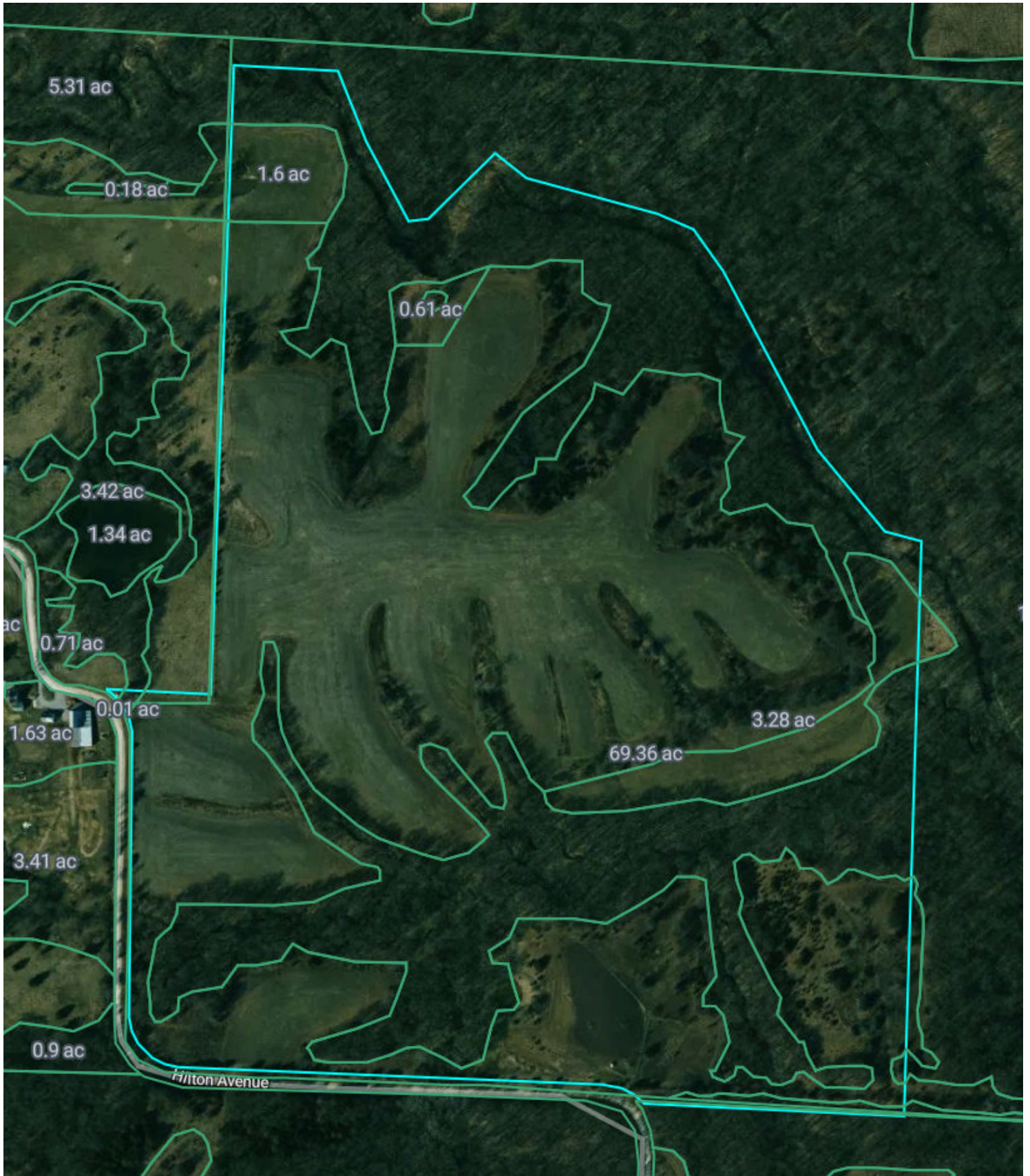
Min: 846.7 feet

Max: 926.7 feet

Slope: 9.4%

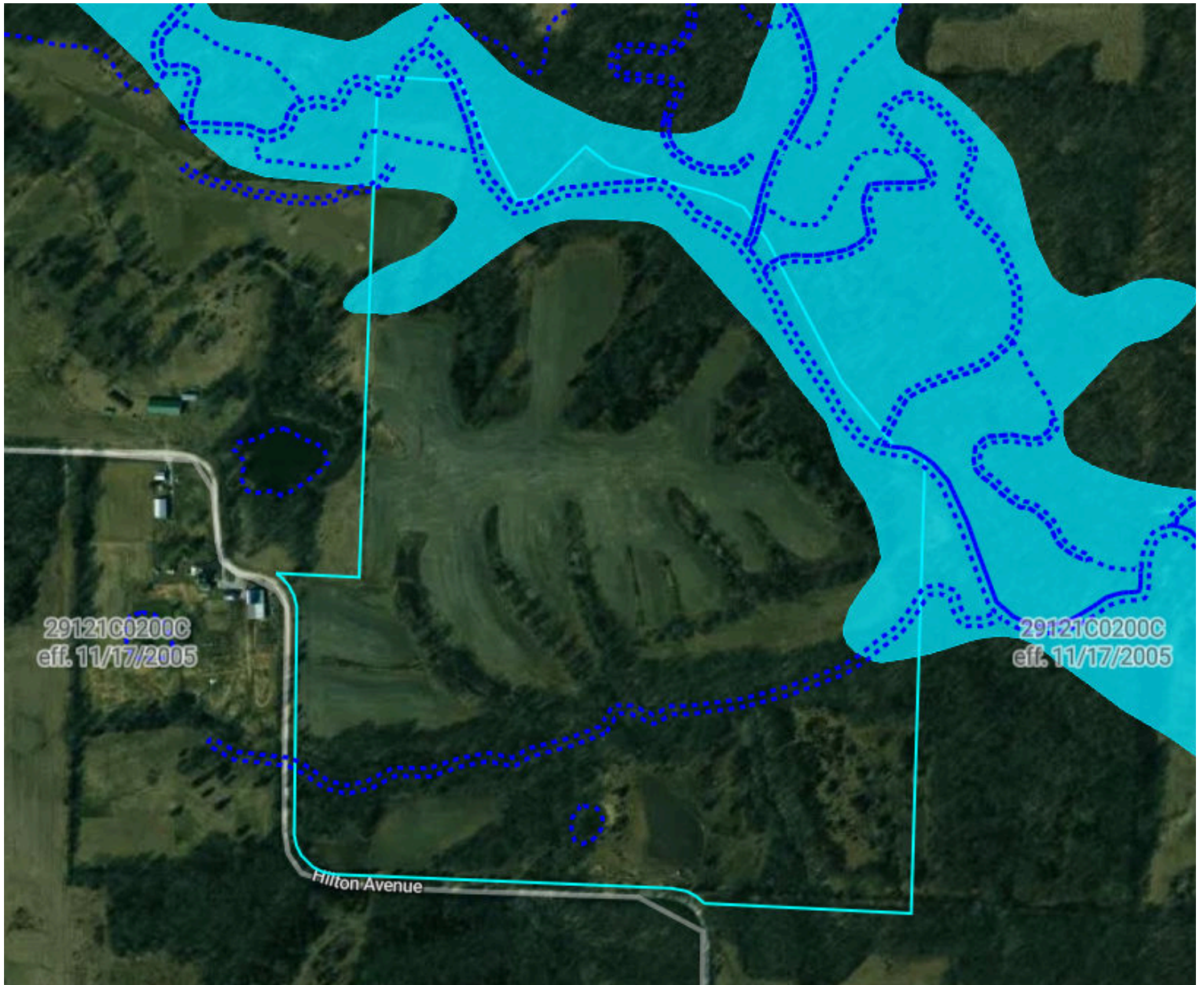
Min: 0.1%

Max: 43.3%











Flood (FEMA Report)

90.0 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

90.0 Acres, 1 Boundary

2022



2020

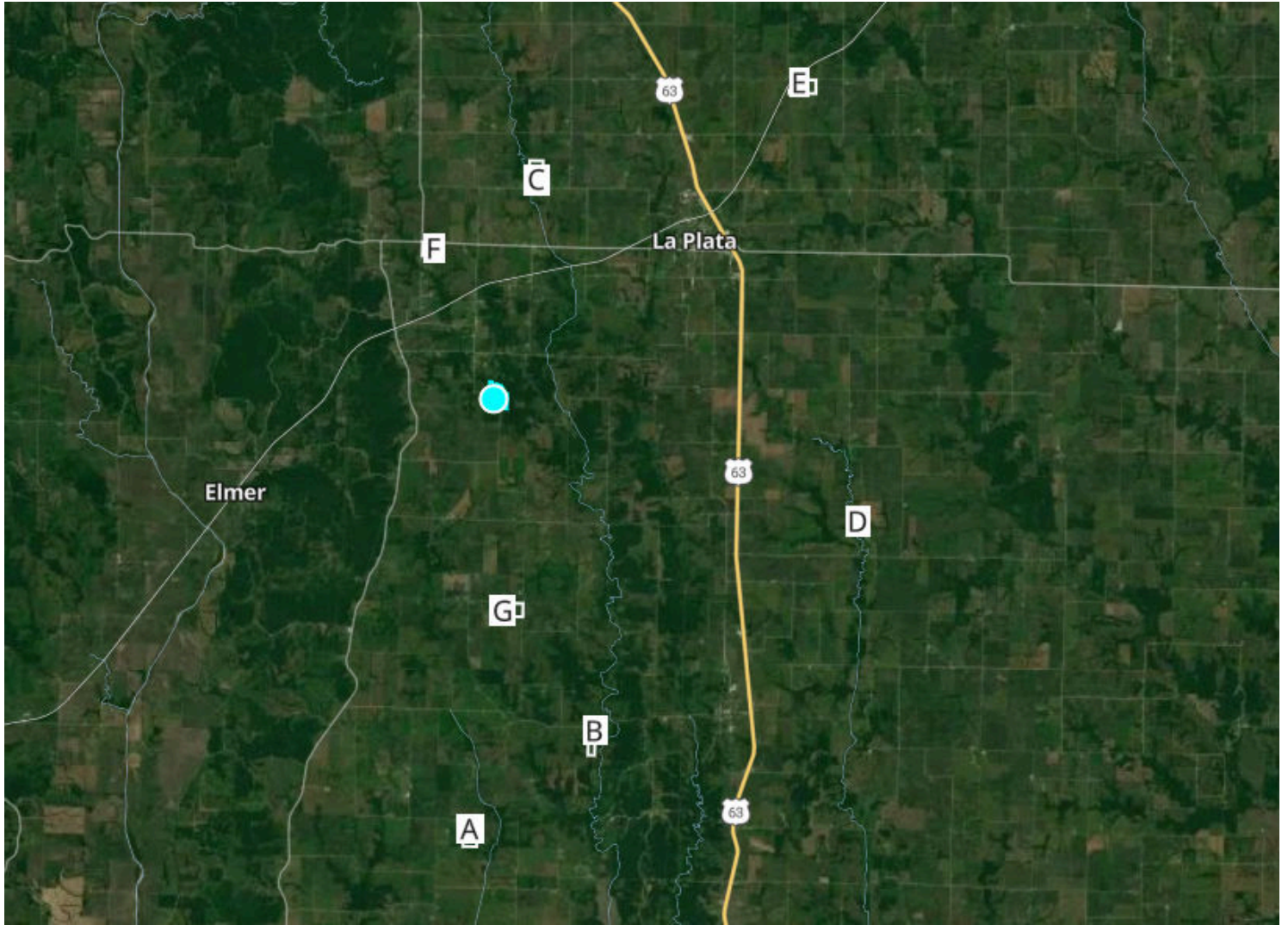


Comparable Sales

90.0 Acres, 1 Boundary

Average \$/Acre: **\$5,000**

Average \$/NCCPI: **\$80**



Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
A	Macon	03-15-24	\$400,000	78.06	\$5,124	54.5	\$94
B	Macon	01-12-24	\$355,937	51.82	\$6,869	52.7	\$130
C	Adair	02-12-24	\$282,093	80.00	\$3,526	81.3	\$43

Comparable Sales

90.0 Acres, 1 Boundary

Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
D	Macon	08-19-25	\$117,187	27.48	\$4,264	77.5	\$55
E	Adair	11-26-24	\$400,000	69.30	\$5,772	66.3	\$87
F	Macon	12-23-24	\$200,000	46.59	\$4,293	64.8	\$66
G	Macon	12-13-23	\$395,900	76.84	\$5,152	60.1	\$86

Min \$/Acre: **\$3,526** Max \$/Acre: **\$6,869** Median \$/Acre: **\$5,124**