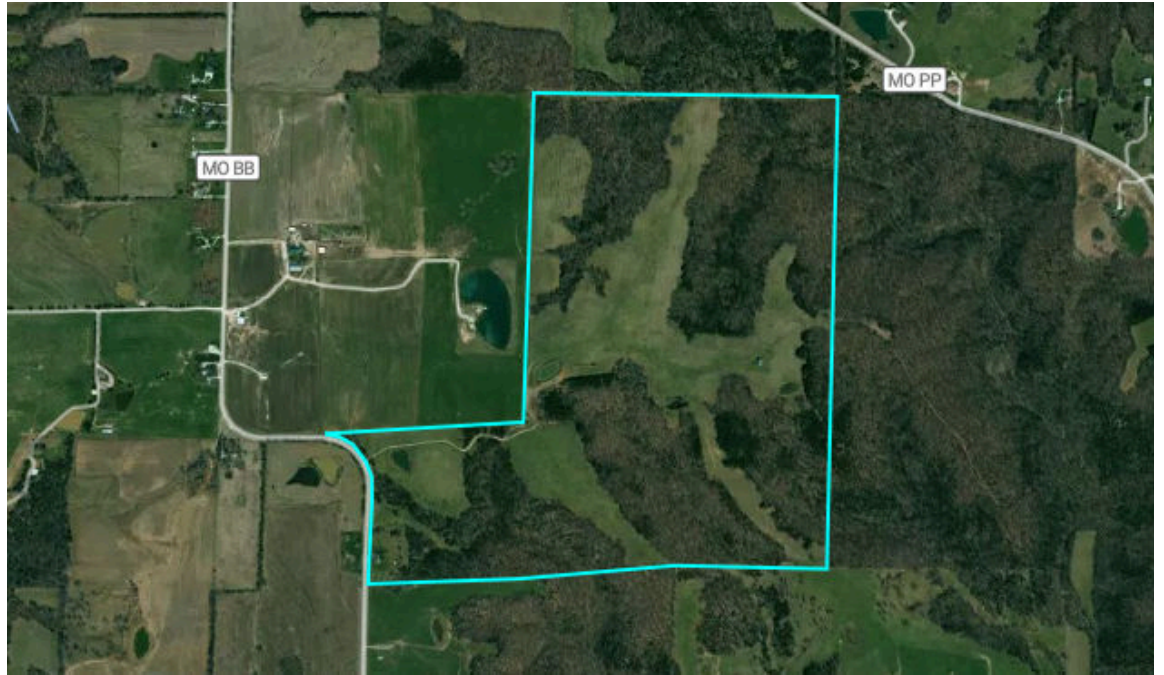




Callaway County, MO

290.0 Acres



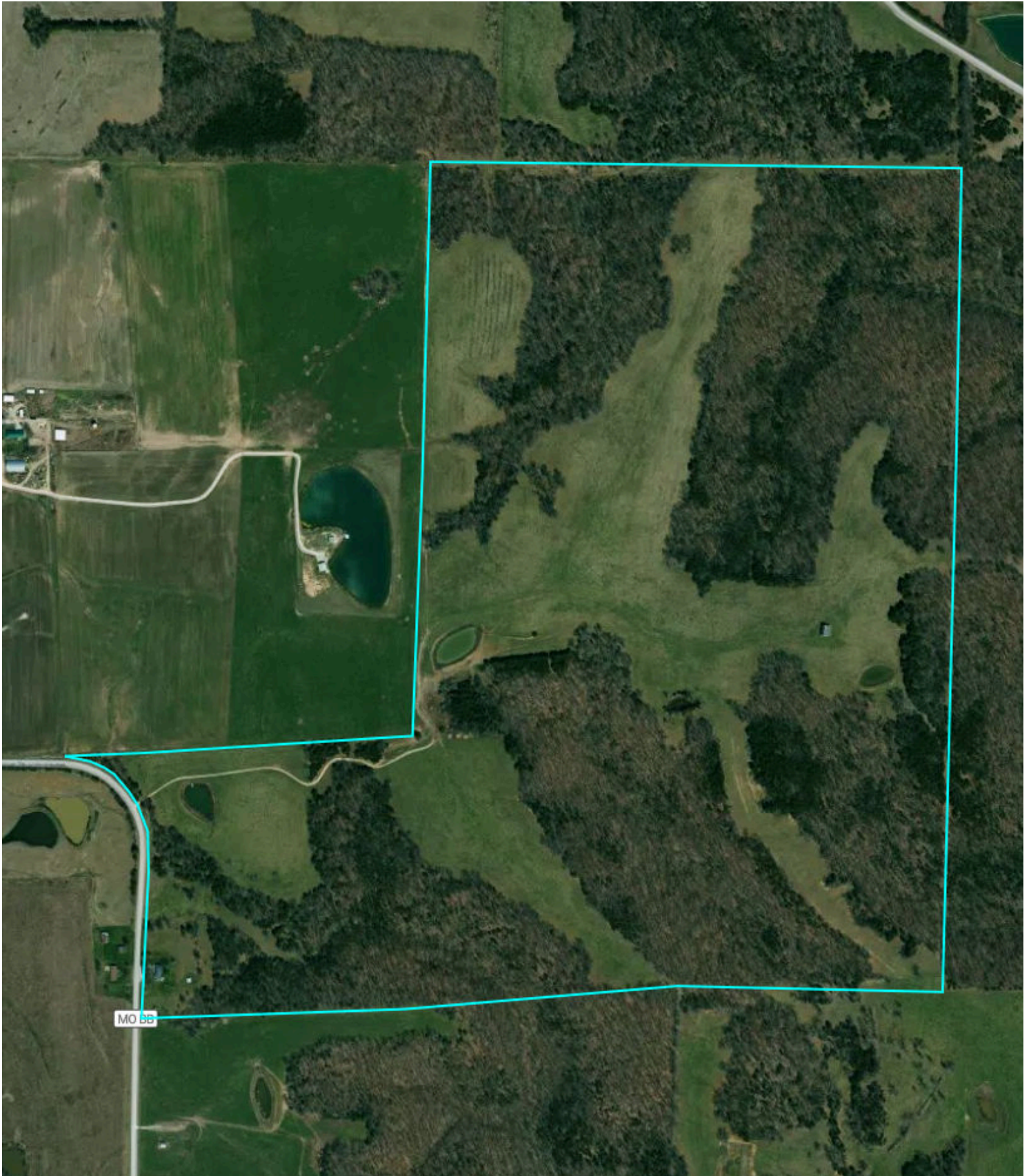
**Elite Land & Auction Company**

# Property Overview



Callaway County, MO

290.0 Acres, 1 Boundary

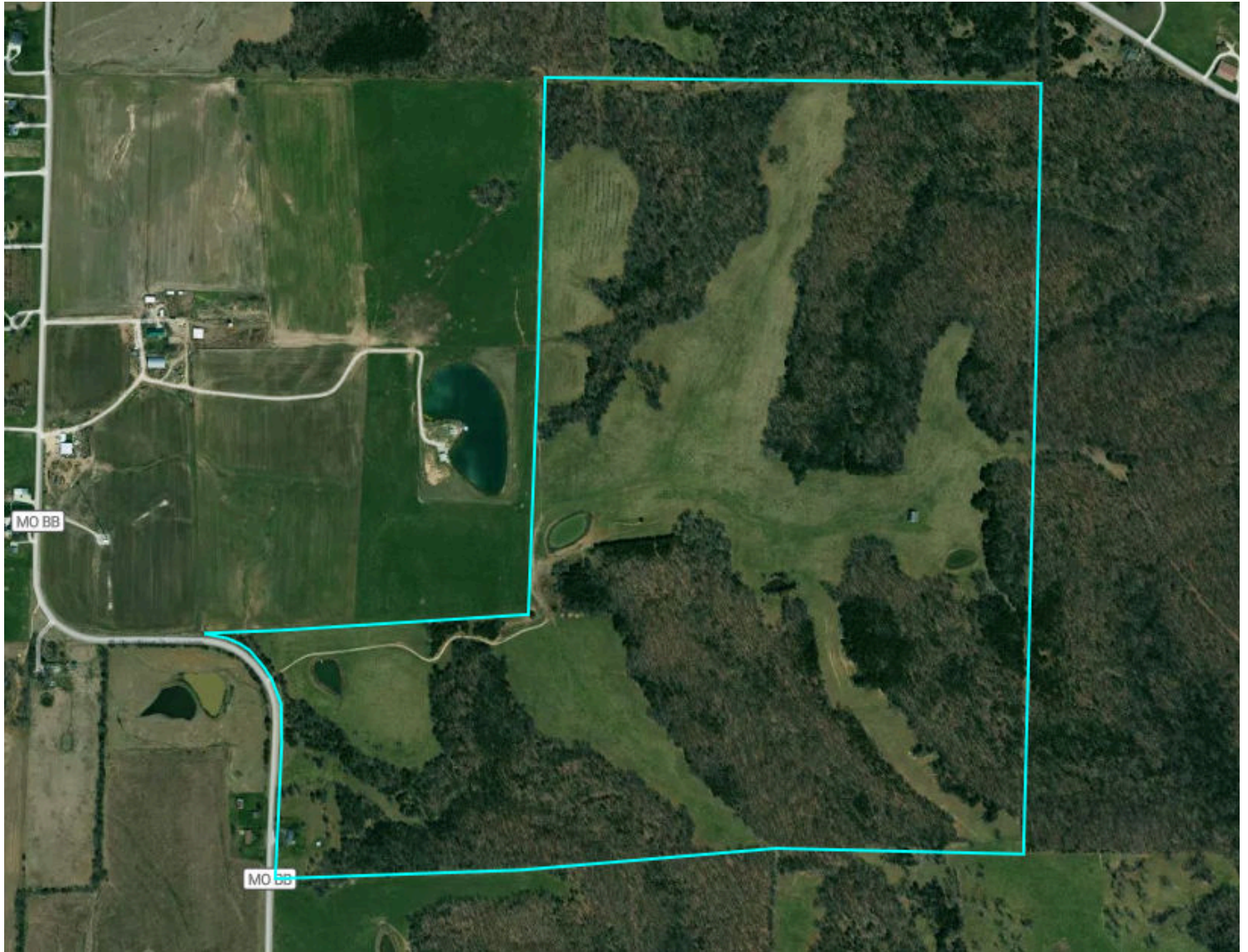


# Property Overview



Callaway County, MO

290.0 Acres, Boundary 1 of 1



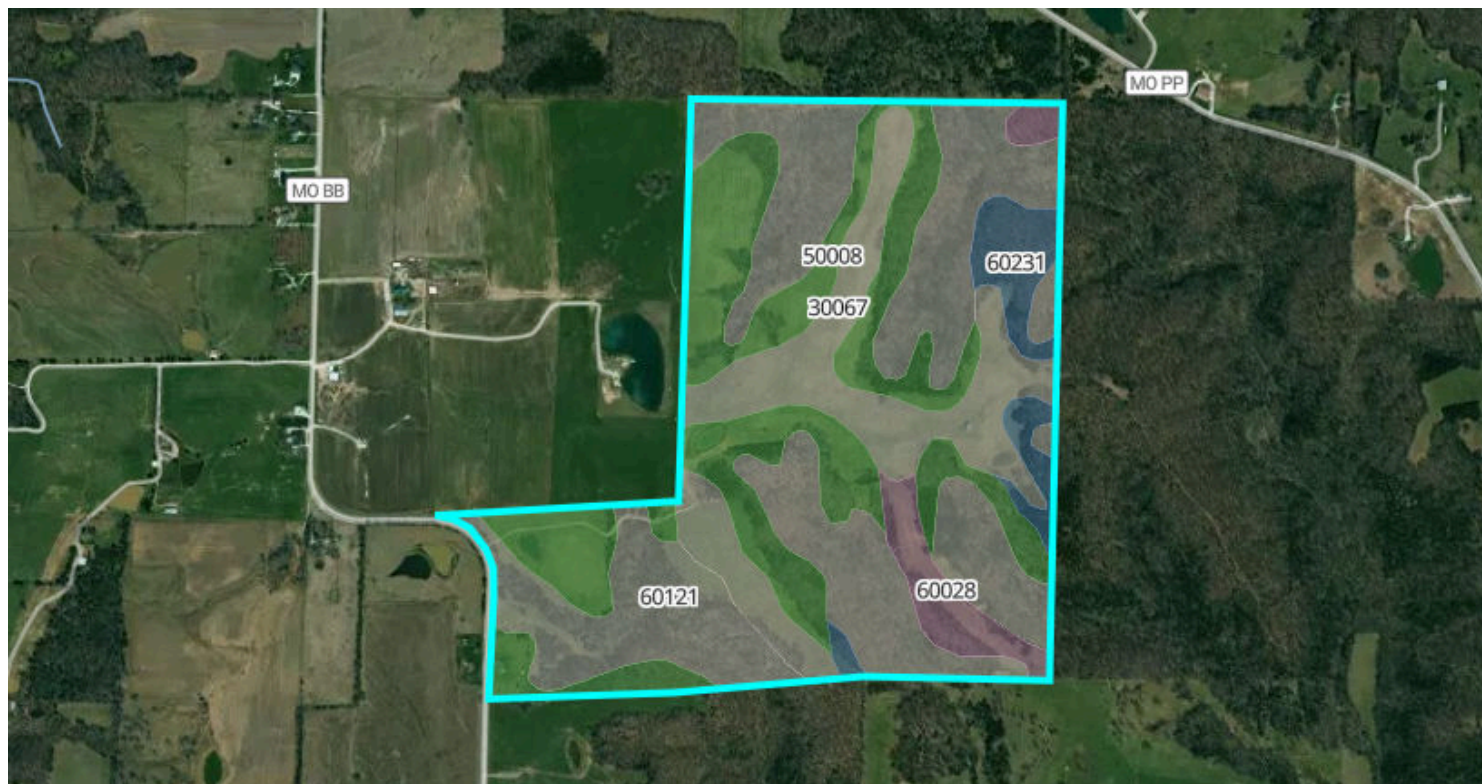
<b>Callaway County, MO</b> Township: 045N	<b>Locations</b> 01 45N 10W	<b>Acres</b> 290	<b>Parcel #</b> 24-01.0-01.0-00-000-001.001
<b>Owner 1</b> DOZIER FAMILY 1992 TRUST	<b>Owner 2</b> -	<b>Owner Address</b> 2133 MEADOW GRASS LN ALEDO TX 760082143	<b>Property Address</b> 9904 STATE ROAD BB, NEW BLOOMFIELD, MO 65063
<b>Total Assessed Value</b> \$26,999	<b>Assessed Land Value</b> -	<b>Assessed Improvement</b> -	<b>Assessed Land Year</b> 2024
<b>County Use Description</b> SINGLE-FAMILY / OWNER OCCUPIED	<b>Legal Description</b> NE PT N 1/2 S 1/2		

# Soils



Callaway County, MO

290.0 Acres, 1 Boundary



**49.6** / 100 NCCPI

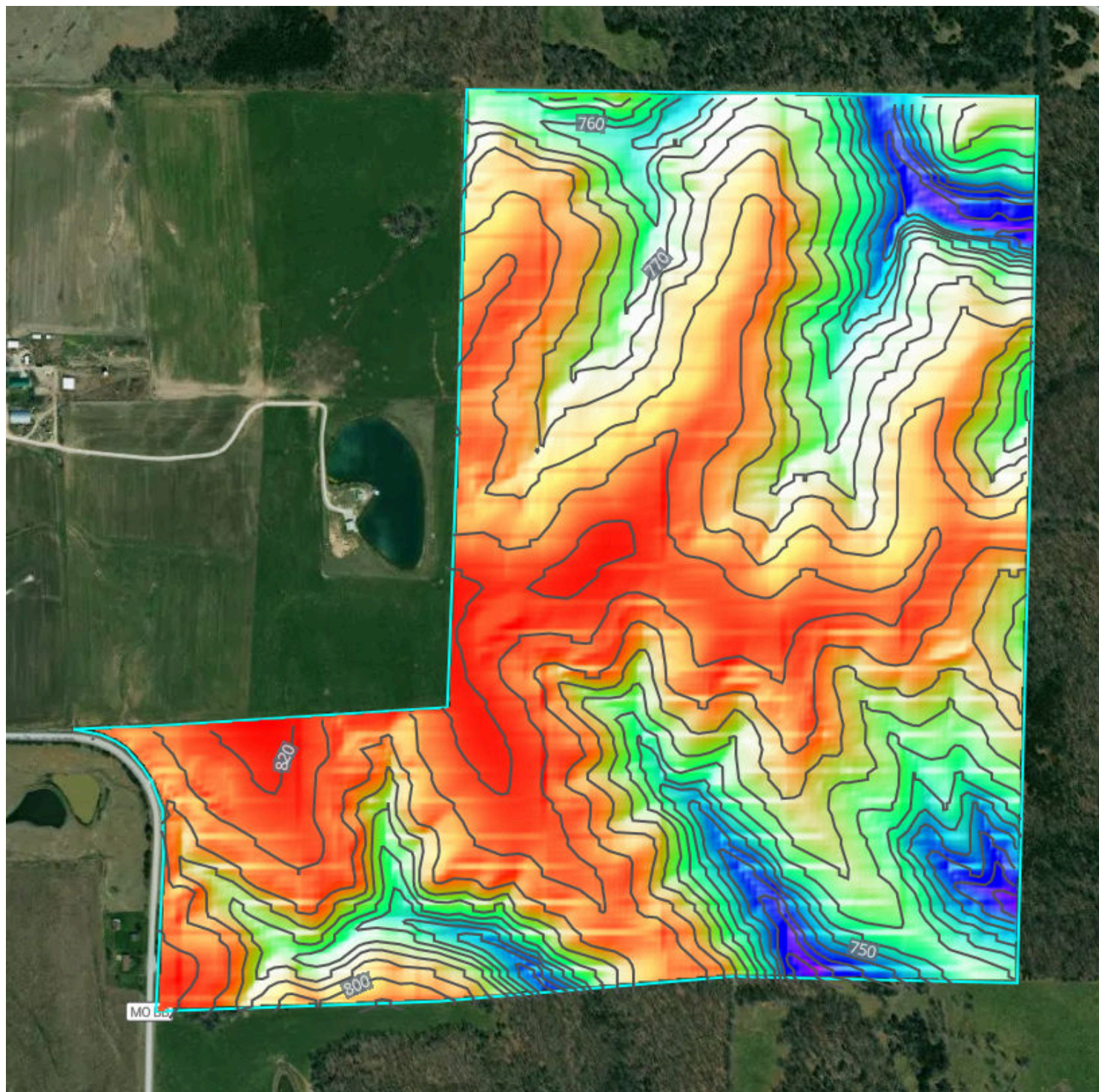
	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	60121	Goss-Gasconade-Rock outcrop complex, 5 to 35 percent slopes	41.8%	123	6e	--	29.9
●	50008	Keswick silt loam, 5 to 9 percent slopes, eroded	30.3%	89.3	3e	--	57.9
●	30067	Gorin silt loam, 3 to 9 percent slopes, eroded	17.4%	51.2	3e	--	70.4
●	60231	Weingarten silt loam, 5 to 14 percent slopes, eroded	5.7%	16.7	4e	--	66
●	60028	Weller silt loam, 5 to 9 percent slopes, eroded	4.8%	14	3e	--	74.6

# Elevation



Callaway County, MO

290.0 Acres, 1 Boundary



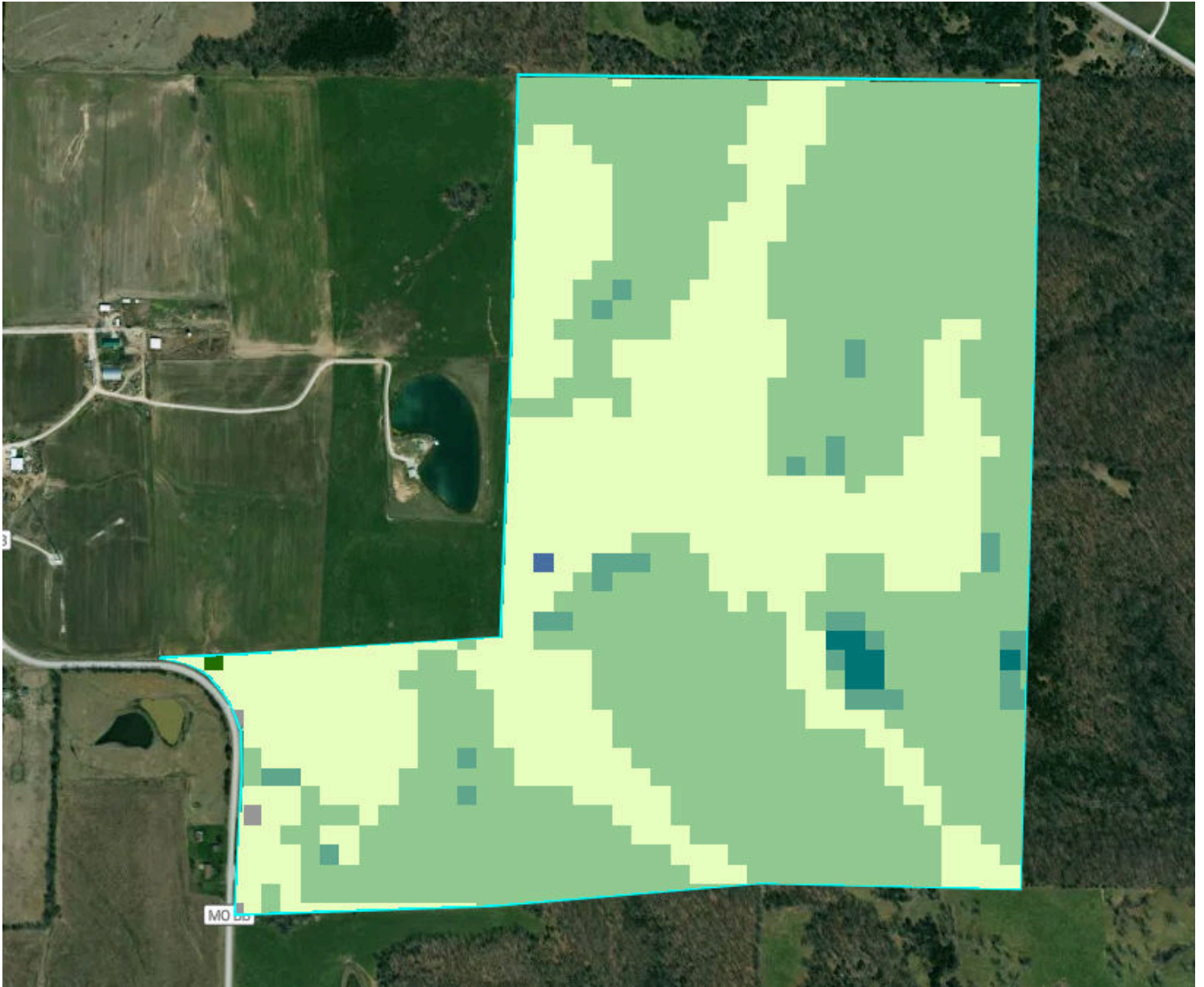
Source: USGS 3 Meter Dem      Interval: 10 feet      Range: 121.2 feet      Min: 704.8 feet      Max: 826 feet  
Slope: 8.9%      Min: 0%      Max: 61.5%





# Land Cover - 2024

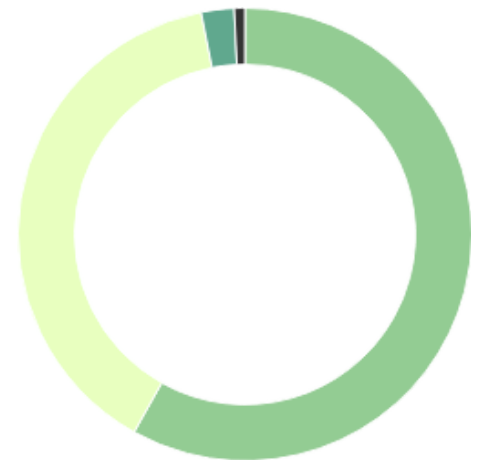


Callaway County, MO

290.0 Acres, 1 Boundary



Type	% Coverage
 Deciduous Forest	58.1 %
 Grassland/Pasture	38.8 %
 Mixed Forest	2.3 %
 Other	0.8 %



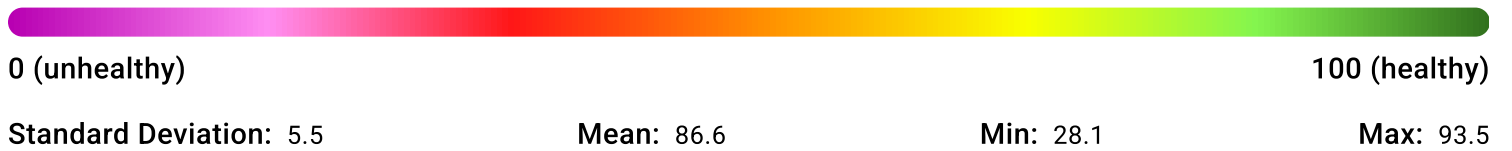
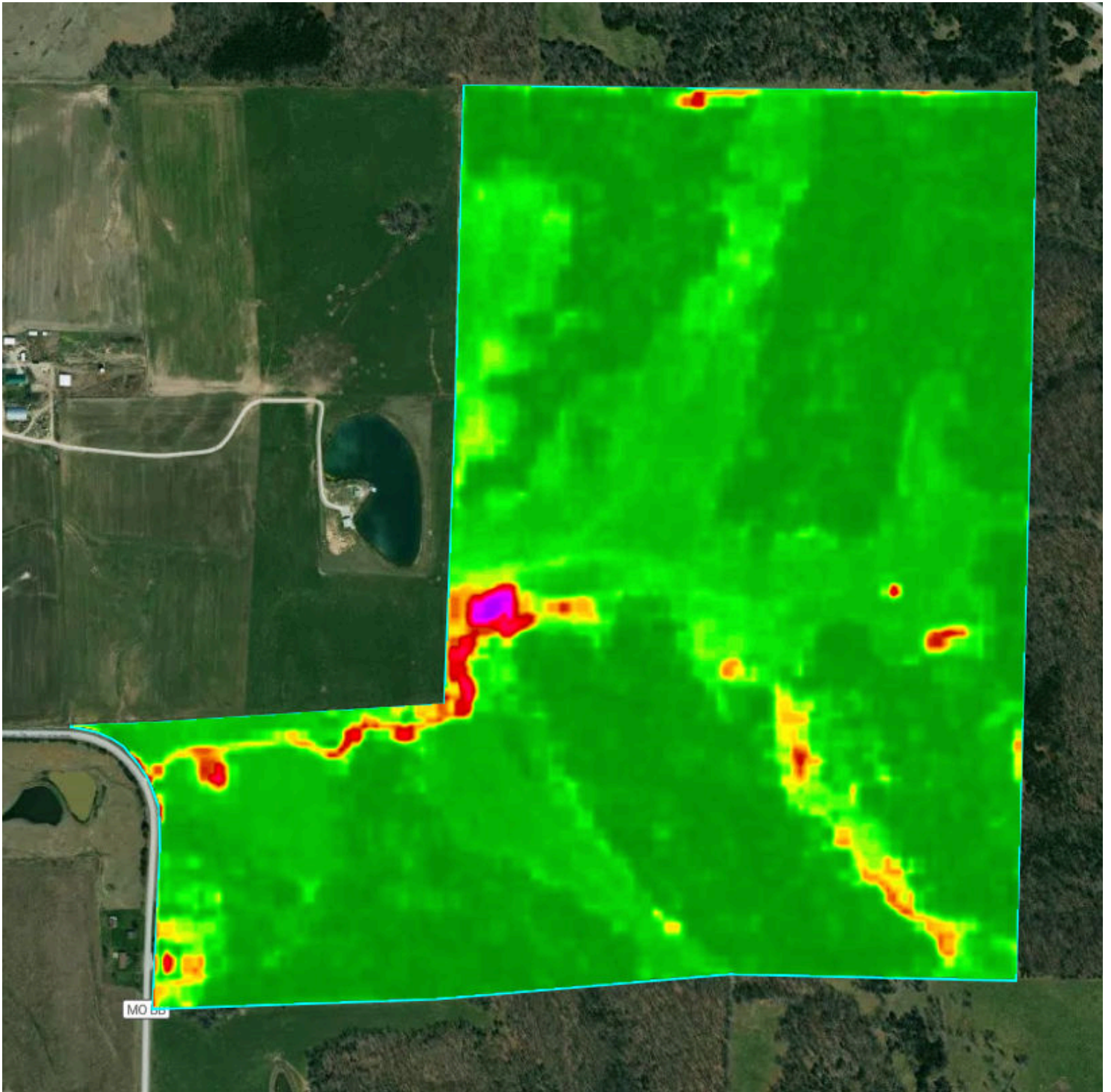
# Vegetation Index

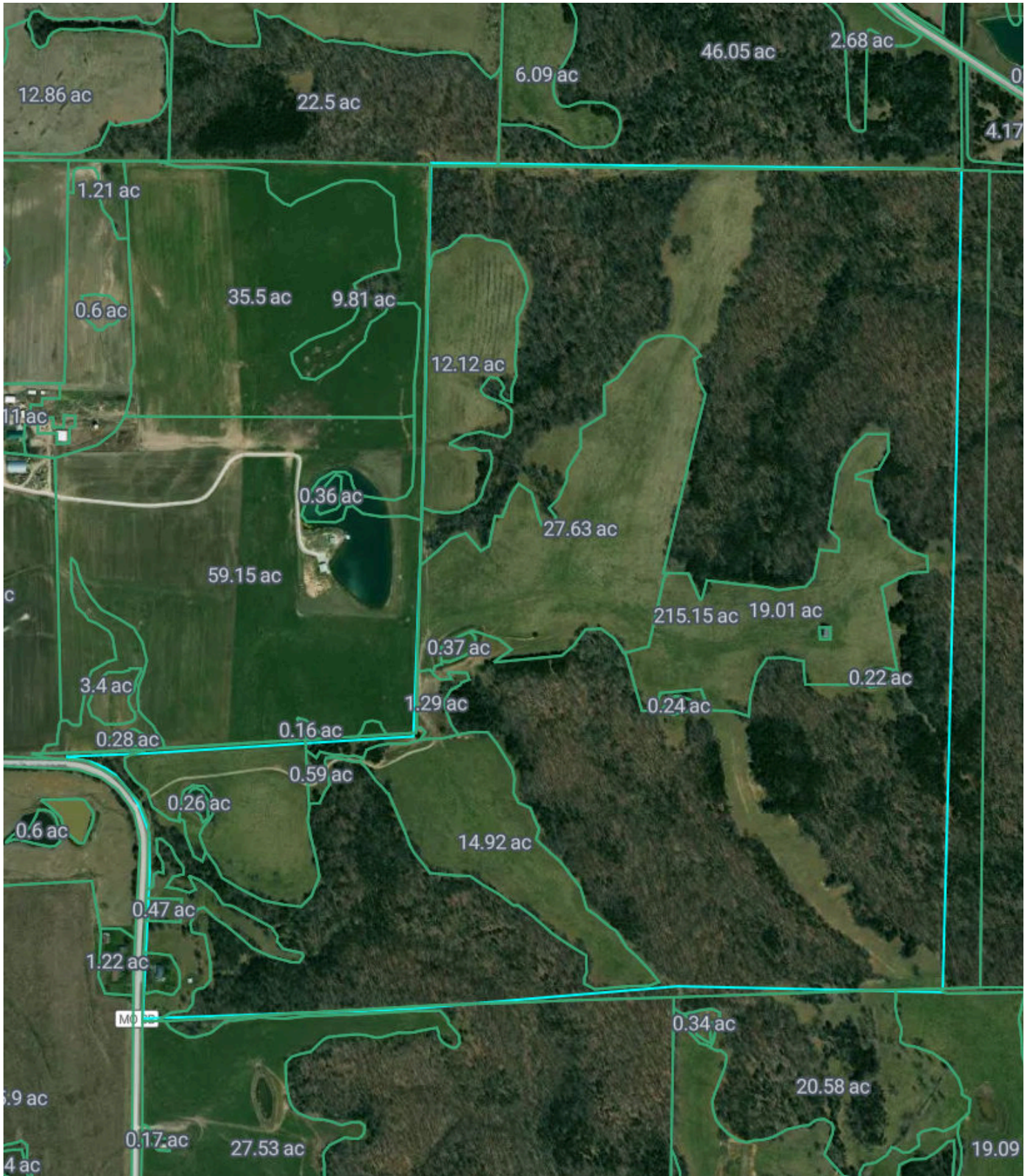


Callaway County, MO

290.0 Acres, 1 Boundary

2024



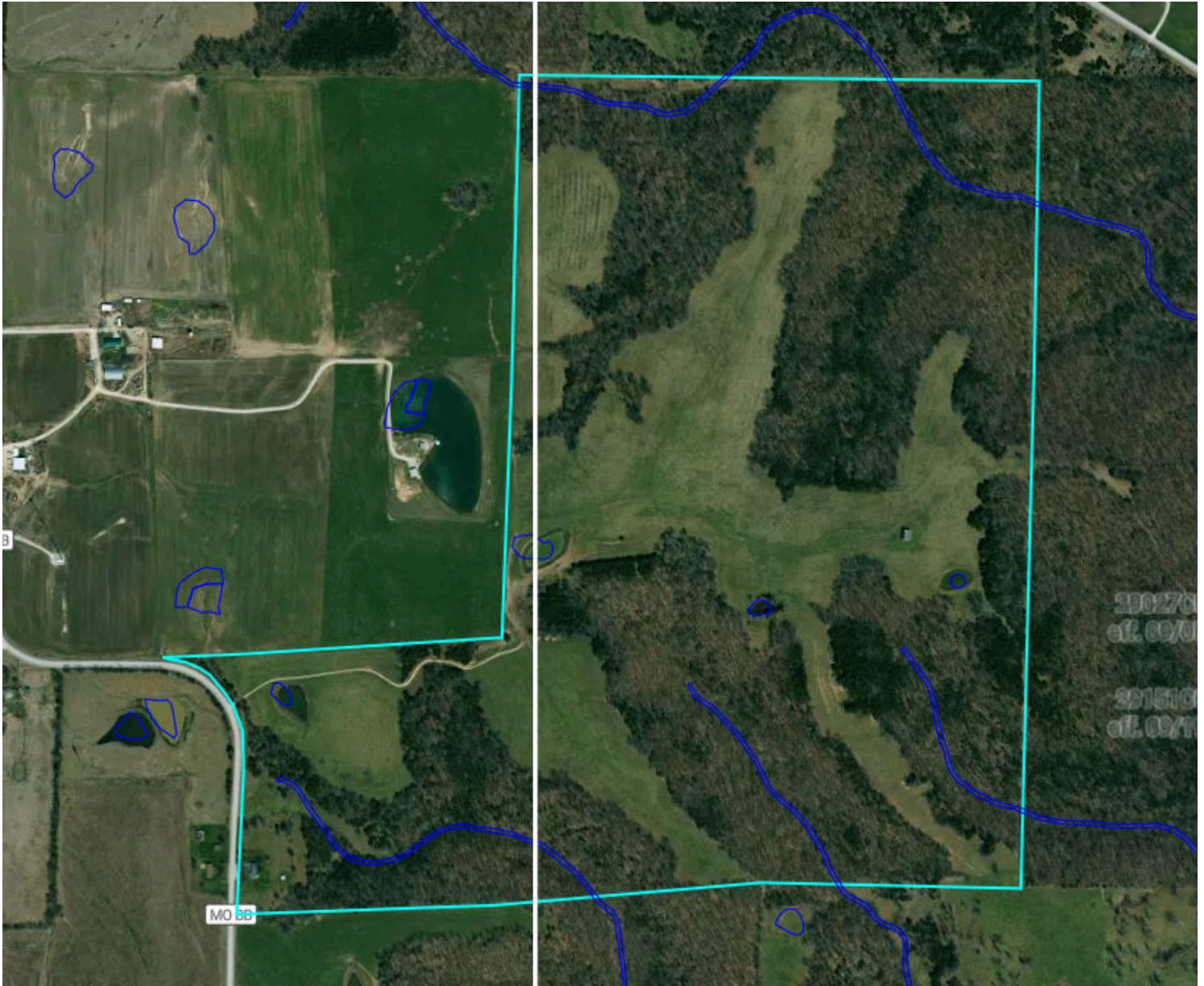


# Flood (FEMA Report)











Callaway County, MO

290.0 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



Callaway County, MO

290.0 Acres, 1 Boundary

2024



2022

