



Marion County, MO

45.0 Acres



Elite Land & Auction Co

# Property Overview



Marion County, MO

45.0 Acres, 1 Boundary



# Property Overview



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45.0 Acres, Boundary 1 of 1



<b>Marion County, MO</b> Township: 059N	<b>Locations</b> 08 59N 8W	<b>Acres</b> 45	<b>Parcel #</b> 0040308000003000
<b>Owner 1</b> JERRY E COUGHLIN	<b>Owner 2</b> PHYLLIS CAROLINE COUGHLIN	<b>Owner Address</b> 9865 REGENCY PL SAINT LOUIS MO 631281718	<b>Property Address</b> NELSONVILLE, NELSONVILLE, MO 63440
<b>Total Assessed Value</b> \$1,560	<b>Assessed Land Value</b> \$1,560	<b>Assessed Improvement</b> -	<b>Assessed Land Year</b> 2025
<b>County Use Description</b> AG LAND	<b>Legal Description</b> BEG. AT NW. COR. OF NW.1/4 SEC 8, RUN E. 1916.92, S.1085.3, W. 1924.08 & N. 1085.12 TO BEG. EXC RD. R/W		

# Soils



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**63.4**/100 NCCPI

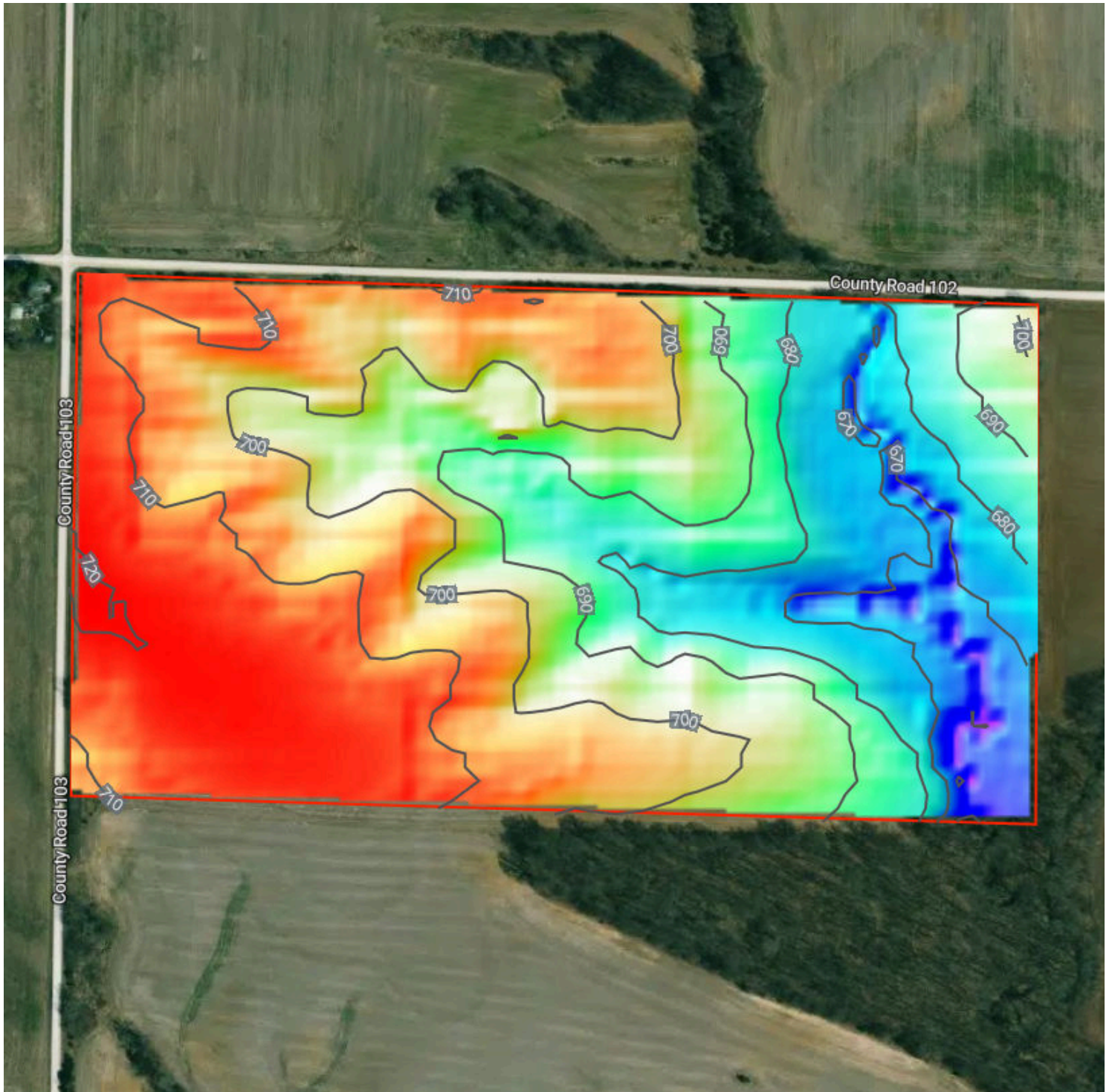
	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	30039	Armstrong loam, 9 to 14 percent slopes, eroded	44.2%	20.1	4e	--	62.9
●	50001	Armstrong loam, 5 to 9 percent slopes, eroded	29.4%	13.3	4e	--	65.8
●	50059	Mexico silt loam, 1 to 4 percent slopes, eroded	14.1%	6.4	3e	--	72.4
●	67060	Landes fine sandy loam, 1 to 3 percent slopes, frequently...	12.4%	5.6	3w	--	49.2

# Elevation



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Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 63.4 feet

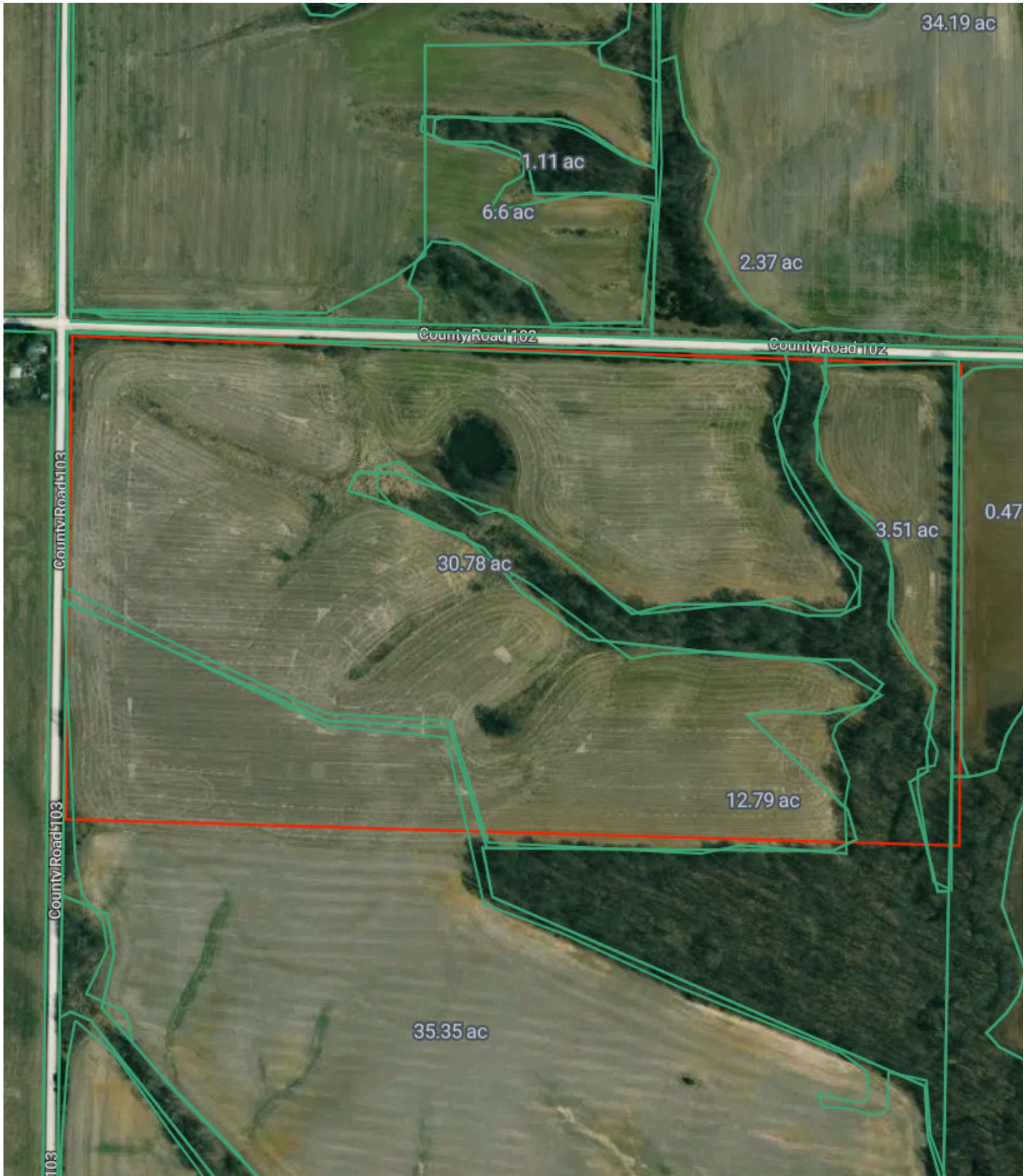
Min: 657.3 feet

Max: 720.7 feet

Slope: 6.2%

Min: 0.2%

Max: 34.7%



# Historical Imagery



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2024



2022

