

Callaway 171

Callaway County, MO



Property Overview

Callaway County, MO

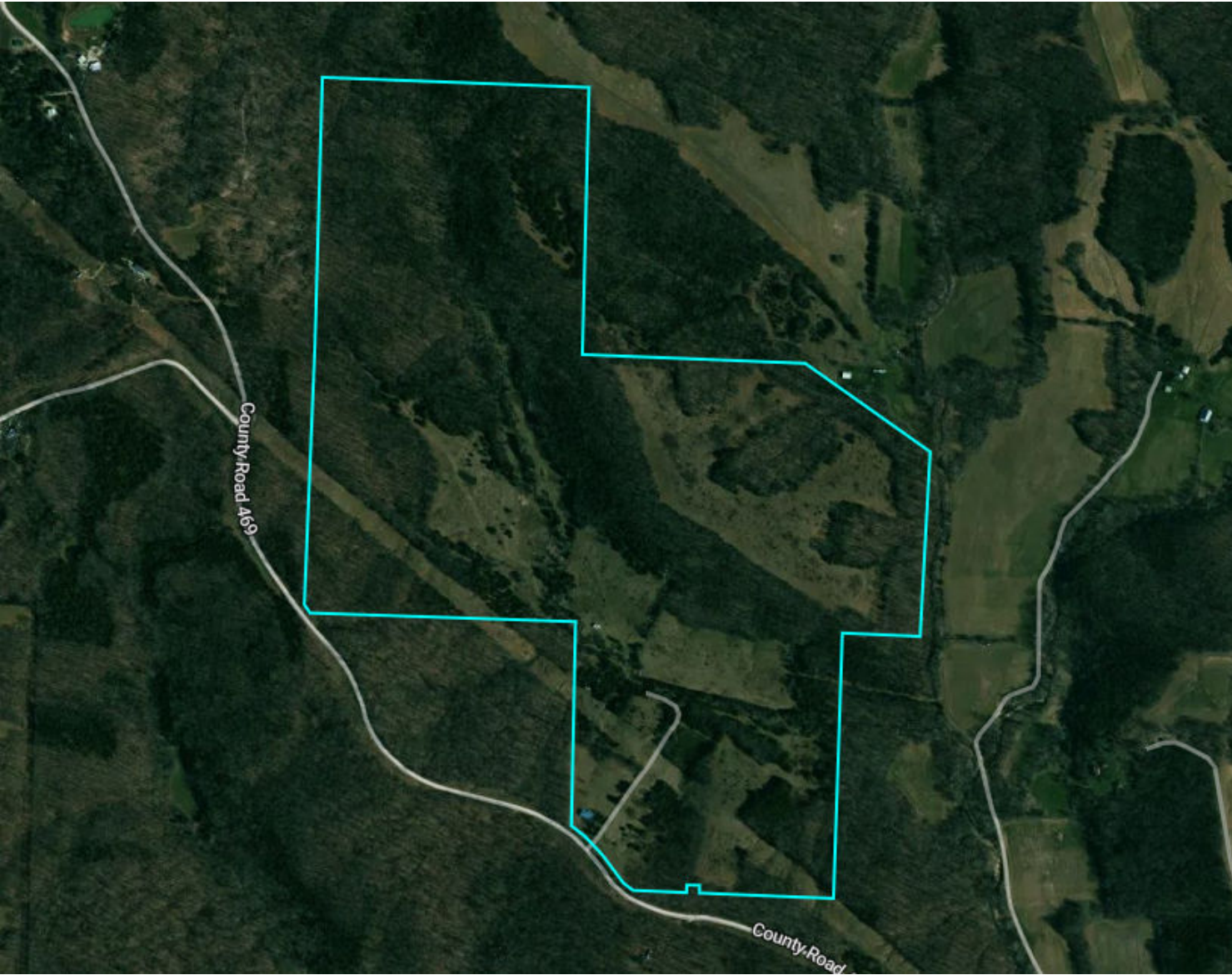
174.3 Acres, 1 Boundary



Property Overview - Parcel

Callaway County, MO

174.27 Acres, Boundary 1 of 1

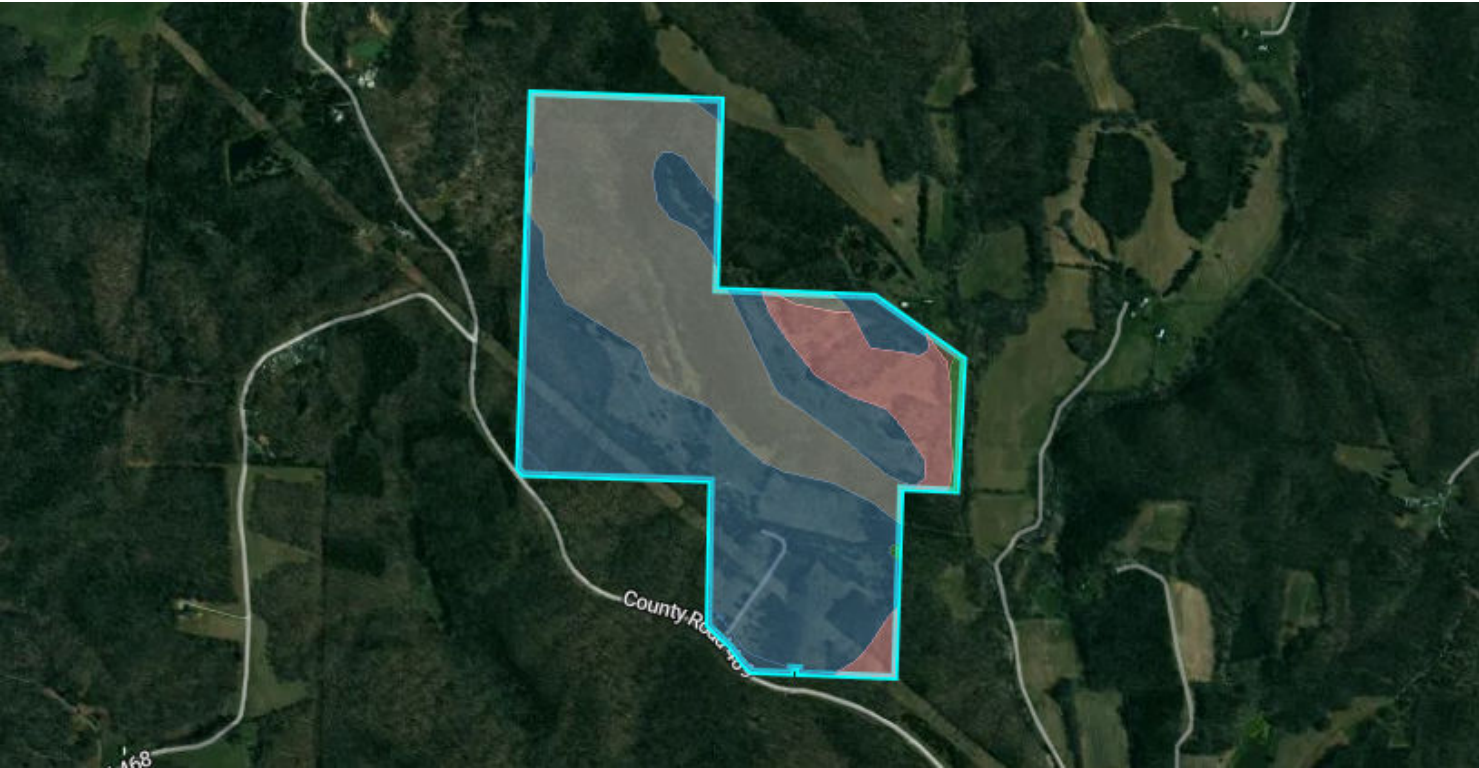


Callaway County, MO Township: 046N	Locations 29 46N 7W	Courthouse Acres 177	Parcel # 20-09.0-29.0-00-000-003.000
Owner 1 TERRY KASPER	Owner 2 GARY KASPER	Owner Address 32266 HIGHWAY 83 WARSAW MO 653554903	Property Address 9022 COUNTY ROAD 469, PORTLAND, MO 650671508
Total Assessed Value \$31,680	Assessed Land Value -	Assessed Improvement -	Assessed Land Year 2025
County Use Description SINGLE-FAMILY / OWNER OCCUPIED		Legal Description E 1/2 NW & PT NW SE AND W PT OF S 1/2 NE	

Soils

Callaway County, MO

174.3 Acres, 1 Boundary



51/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	602...	Winfield silt loam, 14 to 20 percent slopes, eroded	41.5%	72.3	6e	--	71
●	60121	Goss-Gasconade-Rock outcrop complex, 5 to 35 percent slopes	36.9%	64.4	6e	--	29.9
●	60031	Winfield silt loam, 9 to 14 percent slopes, eroded	10.3%	18	6e	--	76.8
●	602...	Winfield silt loam, 20 to 30 percent slopes, eroded	10.2%	17.9	6e	--	18.9
●	66071	Cedargap loam, 0 to 2 percent slopes, frequently flooded	0.9%	1.5	3w	--	58.6

Soils

Callaway County, MO

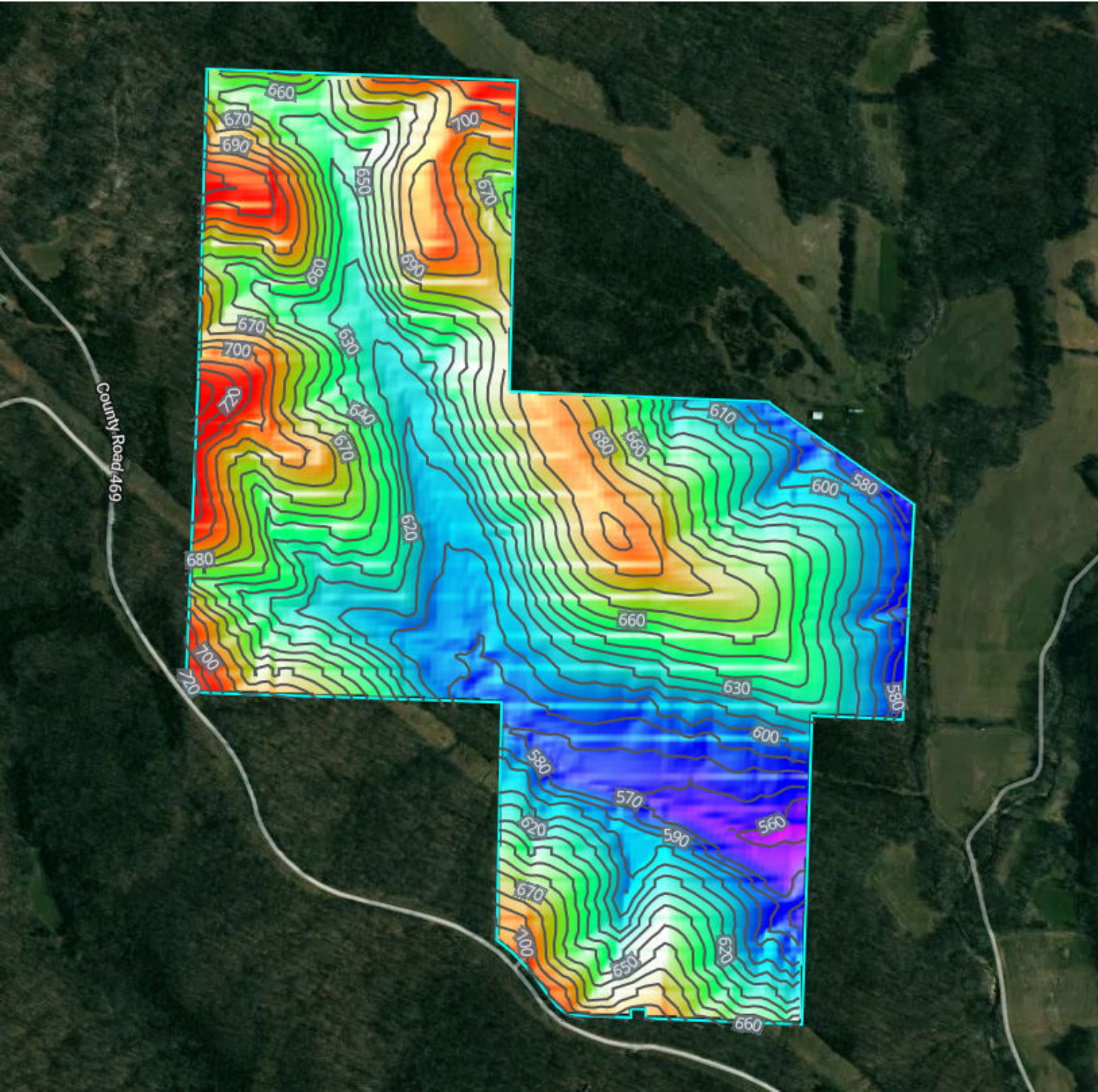
174.3 Acres, 1 Boundary

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	67011	Cedargap loam, 1 to 3 percent slopes, frequently flooded,...	0.2%	0.3	3w	--	58.7

Elevation

Callaway County, MO

174.3 Acres, 1 Boundary

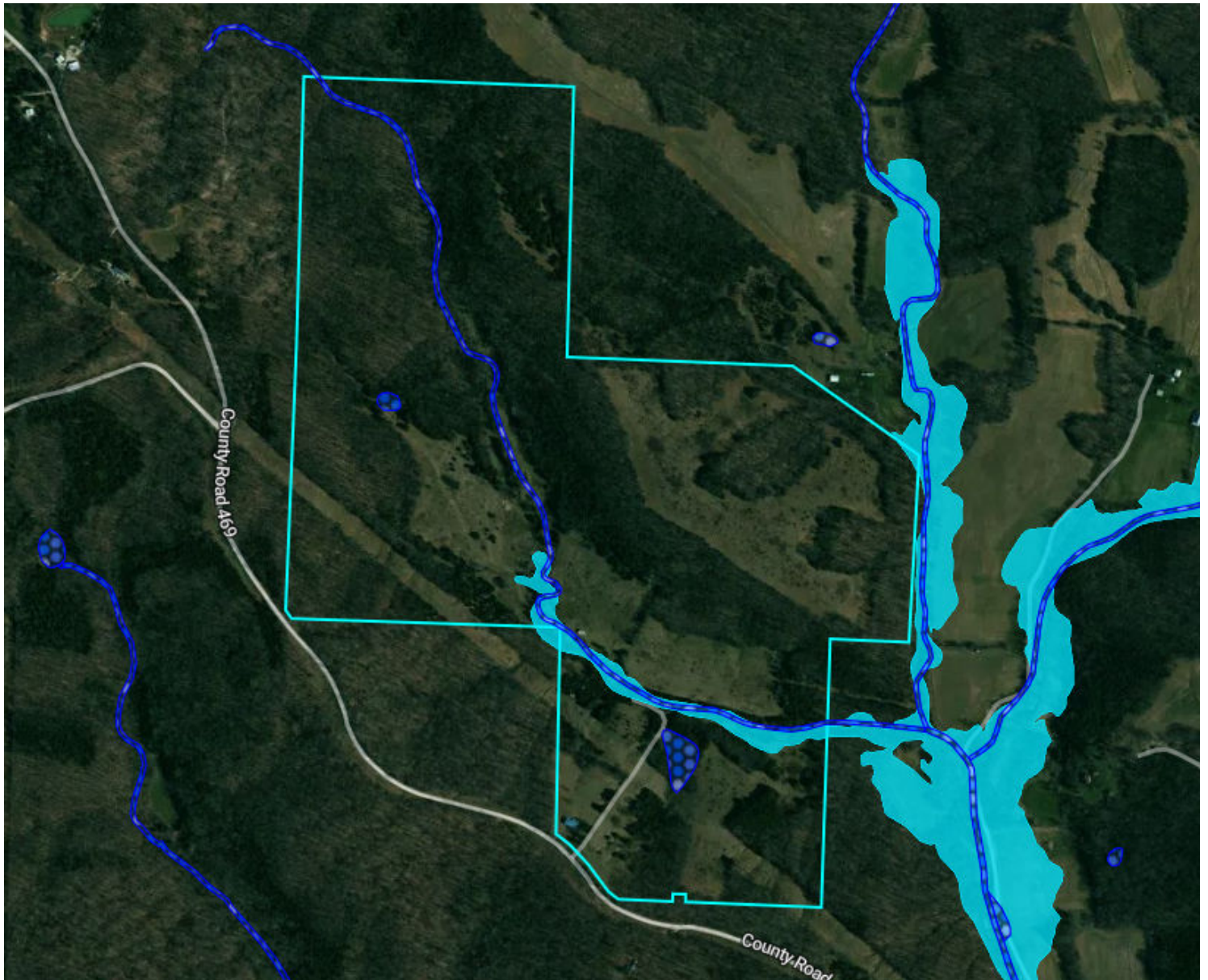


Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 186.2 feet	Min: 553.5 feet	Max: 739.7 feet
		Slope: 13.9%	Min: 0%	Max: 35.3%

Flood (FEMA Report)

Callaway County, MO

174.3 Acres, 1 Boundary



Flood Zone Hazard

500-year flood plain (.2% annual chance)

100-year flood plain (1% annual chance)

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

174.3 Acres, 1 Boundary

2024



2022

