

MIDWEST LAND GROUP PRESENTS

14 ACRES IN

CHARITON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY LIVING WITH ENDLESS POTENTIAL

Discover the perfect blend of privacy, functionality, and rural charm with this unique earth contact home situated along a blacktop highway for easy year-round access. Whether you're looking for a full-time residence, hobby farm, or recreational retreat, this property offers the space and features to fit a variety of lifestyles. The earth contact home provides energy-efficient living, while two spacious outbuildings offer ample room for

equipment, vehicles, workshops, storage, or livestock needs. A beautiful stocked pond creates the perfect setting for fishing, relaxing, and enjoying the outdoors right outside your door.

With convenient blacktop frontage and a peaceful country setting, this property is ready for its next owner to make it their own.

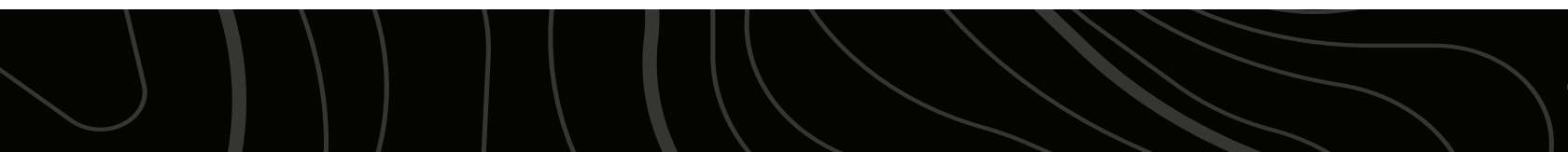
PROPERTY FEATURES

COUNTY: **CHARITON** | STATE: **MISSOURI** | ACRES: **14**

- Energy-efficient earth contact home
- Spacious kitchen
- Detached 2-car shop
- Machine shed
- Stocked pond
- Blacktop highway frontage
- Peaceful rural setting
- Ideal for hobby farming or rural lifestyle
- Plenty of space for recreational activities
- 9 miles from Swan Lake



EARTH CONTACT HOME



3 BEDROOMS, 1.5 BATHROOMS



MACHINE SHED



DETACHED 2-CAR SHOP



STOCKED POND

A beautiful stocked pond creates the perfect setting for fishing, relaxing, and enjoying the outdoors right outside your door.



PEACEFUL RURAL SETTING

With convenient blacktop frontage and a peaceful country setting, this property is ready for its next owner to make it their own.



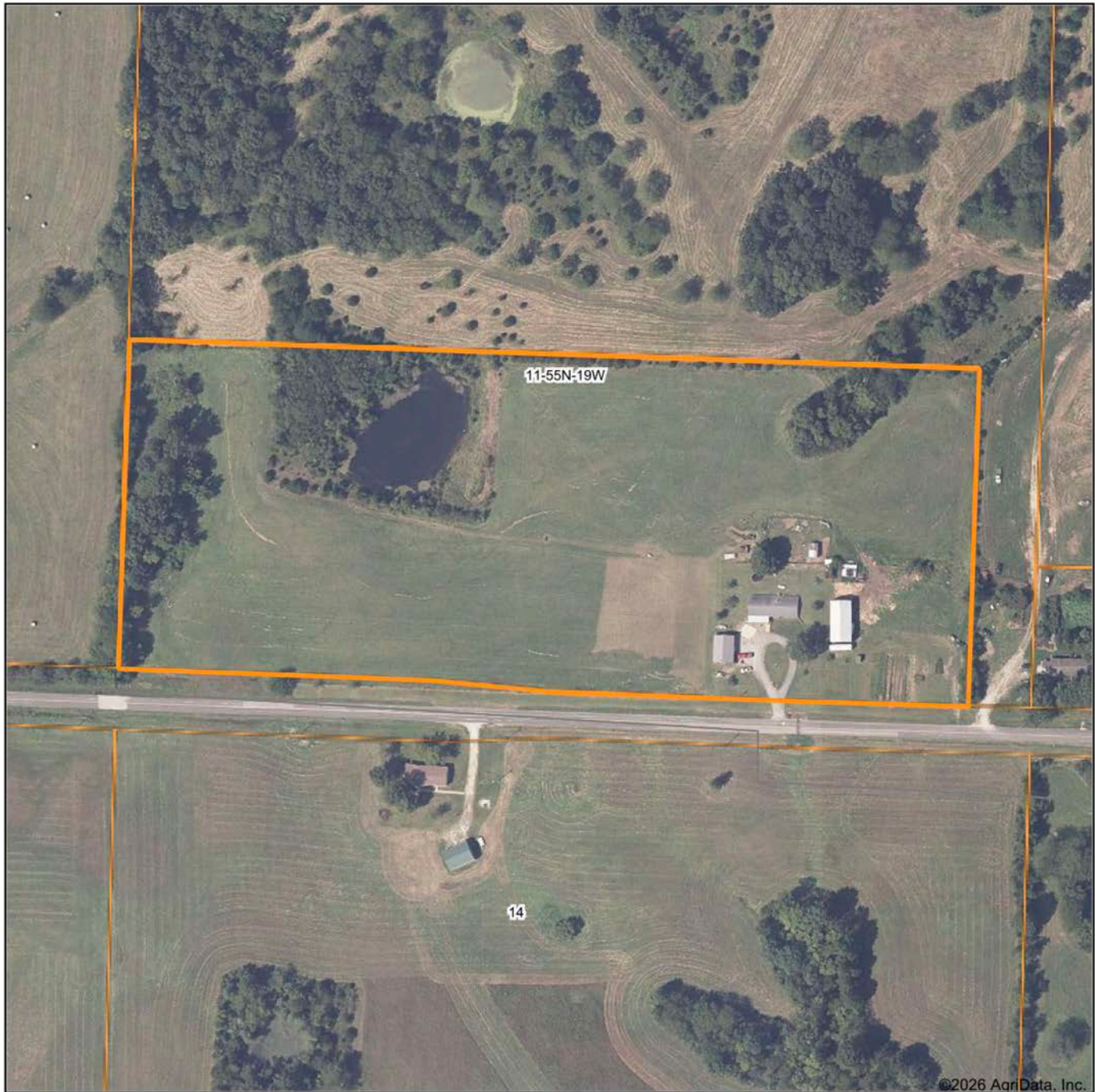
IDEAL FOR HOBBY FARMING



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 35' 4.15, -93° 0' 4.6

0ft 228ft 457ft



Maps Provided By:



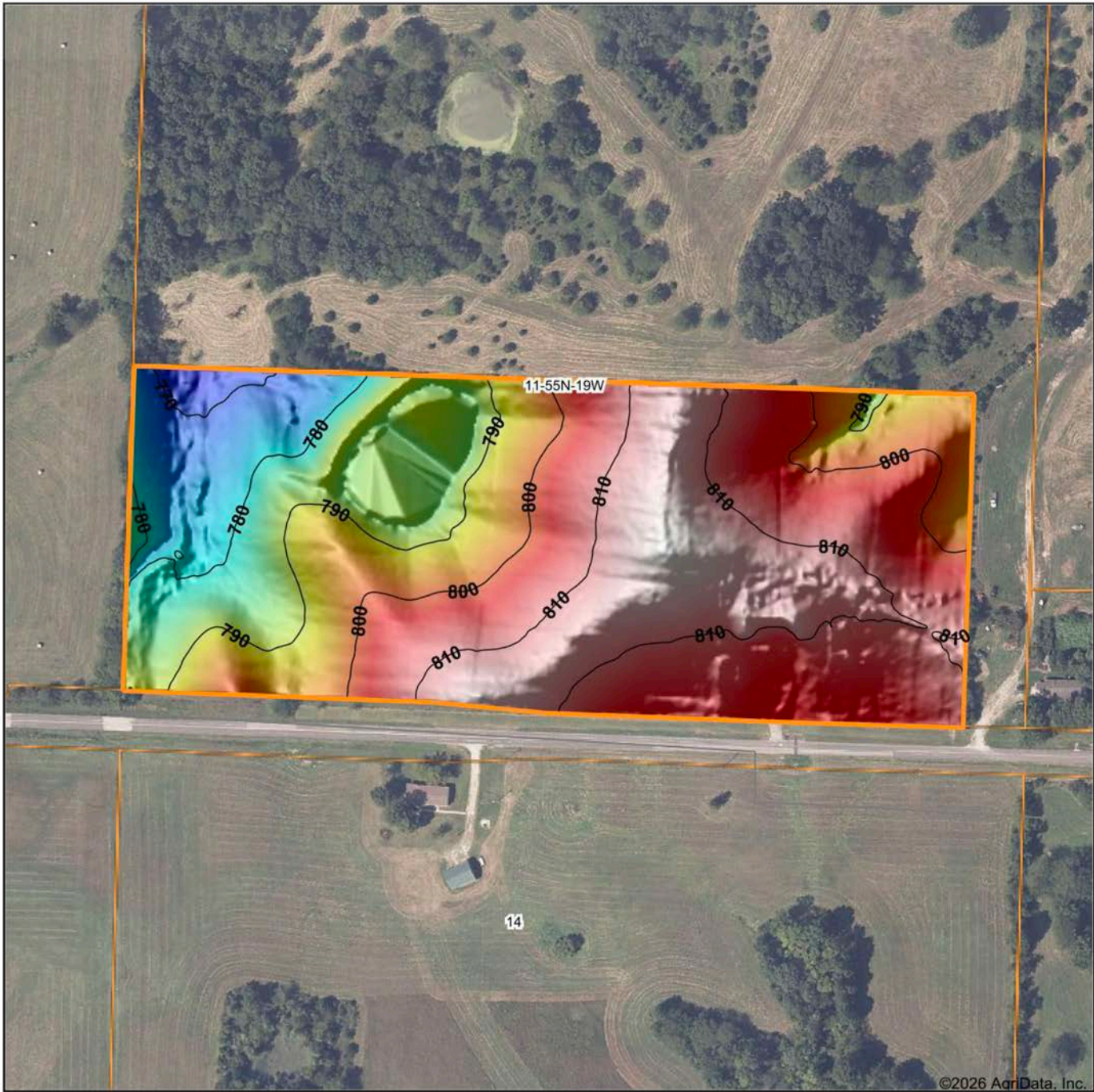
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11-55N-19W
Chariton County
Missouri

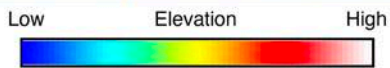


6/1/2026

HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 767.4
 Max: 815.3
 Range: 47.9
 Average: 798.5
 Standard Deviation: 12.37 ft



11-55N-19W
Chariton County
Missouri

Boundary Center: 39° 35' 4.15, -93° 0' 4.6

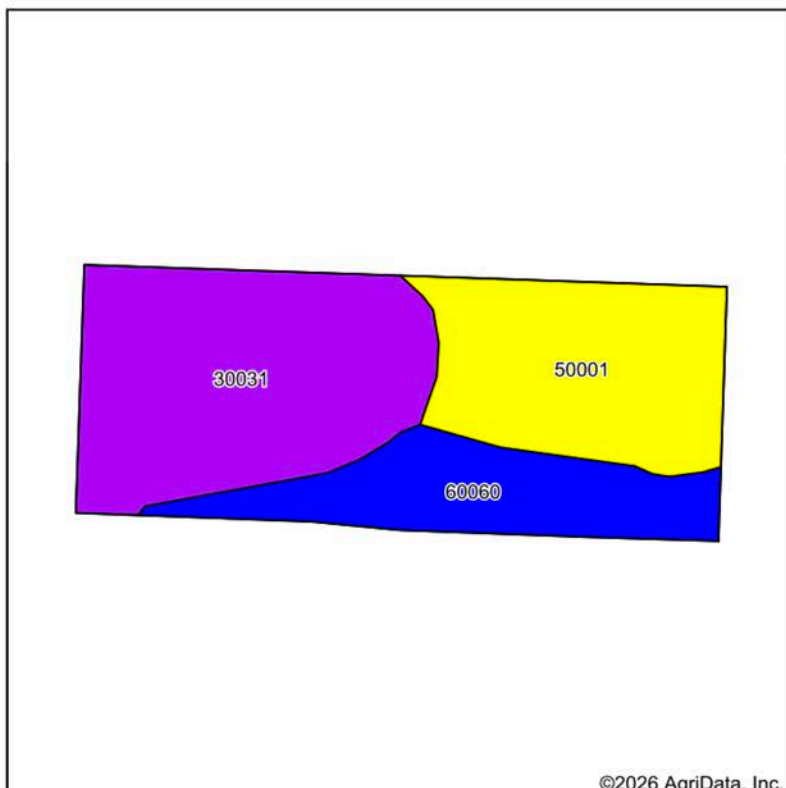


Maps Provided By:



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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Chariton**
 Location: **11-55N-19W**
 Township: **Salt Creek**
 Acres: **14.13**
 Date: **6/1/2026**



Maps Provided By:



Area Symbol: MO041, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	6.44	45.6%		> 6.5ft.	Vle	51	51	32
50001	Armstrong loam, 5 to 9 percent slopes, eroded	4.49	31.8%		> 6.5ft.	IVe	66	66	49
60060	Bevier silty clay loam, 2 to 5 percent slopes, moderately eroded	3.20	22.6%		> 6.5ft.	Ile	63	63	48
Weighted Average						4.46	*n 58.5	*n 58.5	*n 41

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

AGENT CONTACT

Kyle Allinson serves clients across Central Missouri with a work ethic and perspective shaped by a lifetime spent on and around the land. Kyle's connection to rural property began on his grandfather's cattle farm in Macon County, where he learned the value of hard work, stewardship, and the outdoors at a young age. Today, he and his wife, Kayla, are raising their two sons, Chase and Camden, on their own farm near Fayette, continuing that legacy.

Before transitioning into land sales, Kyle built an 18-year career as a lineman, including eight years with a local rural electric cooperative. His background provides clients with a practical understanding of utilities, easements, and infrastructure, critical factors when buying or selling land. Combined with his deep familiarity with Central Missouri, this knowledge helps clients make confident, informed decisions.

Kyle's passion for land is evident in how he spends his time. Bowhunting whitetails, managing habitat, turkey hunting, and working alongside his boys outdoors. With over 30 years of hunting experience and a lifelong involvement in agriculture, he brings both insight and authenticity to every property he represents.

Known for being honest, dependable, and persistent, Kyle is committed to helping clients achieve their goals, whether that's maximizing the value of a sale or finding the right piece of ground to call their own.



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