

Trevor Largent

McDonald County, MO



America's Land Partners

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Property Overview



McDonald County, MO

237.40 Acres, 4 Boundaries

Property Overview - Parcel

McDonald County, MO **92.34 Acres, Boundary 1 of 4**



McDonald County, MO
Township: 021N

Locations
12 21N 31W

Courthouse Acres
92.85

Parcel #
151012000000010000

Owner 1
BIG SUGAR CREEK FARMS LLC

Owner 2
-

Owner Address
3022 STATE HIGHWAY 90 PINEVILLE MO 648569114

Property Address
520 AUTUMN LN, JANE, MO 648568136

Total Assessed Value
$970

Assessed Land Value
-

Assessed Improvement
-

Assessed Land Year
2026

County Use Description
AGRICULTURAL

Legal Description
TRACT 4 PART OF THE S1/2 OF SEC 12 ECT.

Property Overview - Parcel



McDonald County, MO | **112.17 Acres, Boundary 2 of 4**



McDonald County, MO
Township: 021N

Locations
11 21N 31W

Courthouse Acres
120

Parcel #
151011000000005000

Owner 1
BIG SUGAR CREEK FARMS LLC

Owner 2
-

Owner Address
3022 STATE HIGHWAY 90
PINEVILLE MO 648569114

Property Address
-

Total Assessed Value
$1,130

Assessed Land Value
-

Assessed Improvement
-

Assessed Land Year
2026

County Use Description
AGRICULTURAL

Legal Description
NE1/4SE1/4 & THE S1/2SE1/4

Property Overview - Parcel



McDonald County, MO **15.14 Acres, Boundary 3 of 4**



McDonald County, MO
Township: 021N

Locations
12 21N 31W

Courthouse Acres
15.21

Parcel #
151012000000011001

Owner 1
BIG SUGAR CREEK FARMS LLC

Owner 2
-

Owner Address
3022 STATE HIGHWAY 90
PINEVILLE MO 648569114

Property Address
-

Total Assessed Value
$1,220

Assessed Land Value
-

Assessed Improvement
-

Assessed Land Year
2026

County Use Description
-

Legal Description
SE1/4 SE1/4 LYING W OF RD AND ALL E1/2 SW1/4 AND ALL E1/4 W1/4 SW1/4 EXC PART OF N1/2 SW1/4: FROM W 1/4 COR RUN EAST 1034.62' ETC

Property Overview - Parcel



McDonald County, MO **17.75 Acres, Boundary 4 of 4**



McDonald County, MO
Township: 021N

Locations
12 21N 31W

Courthouse Acres
18.18

Parcel #
151012000000011004

Owner 1
BIG SUGAR CREEK FARMS LLC

Owner 2
-

Owner Address
3022 STATE HIGHWAY 90
PINEVILLE MO 648569114

Property Address
-

Total Assessed Value
$230

Assessed Land Value
-

Assessed Improvement
-

Assessed Land Year
2026

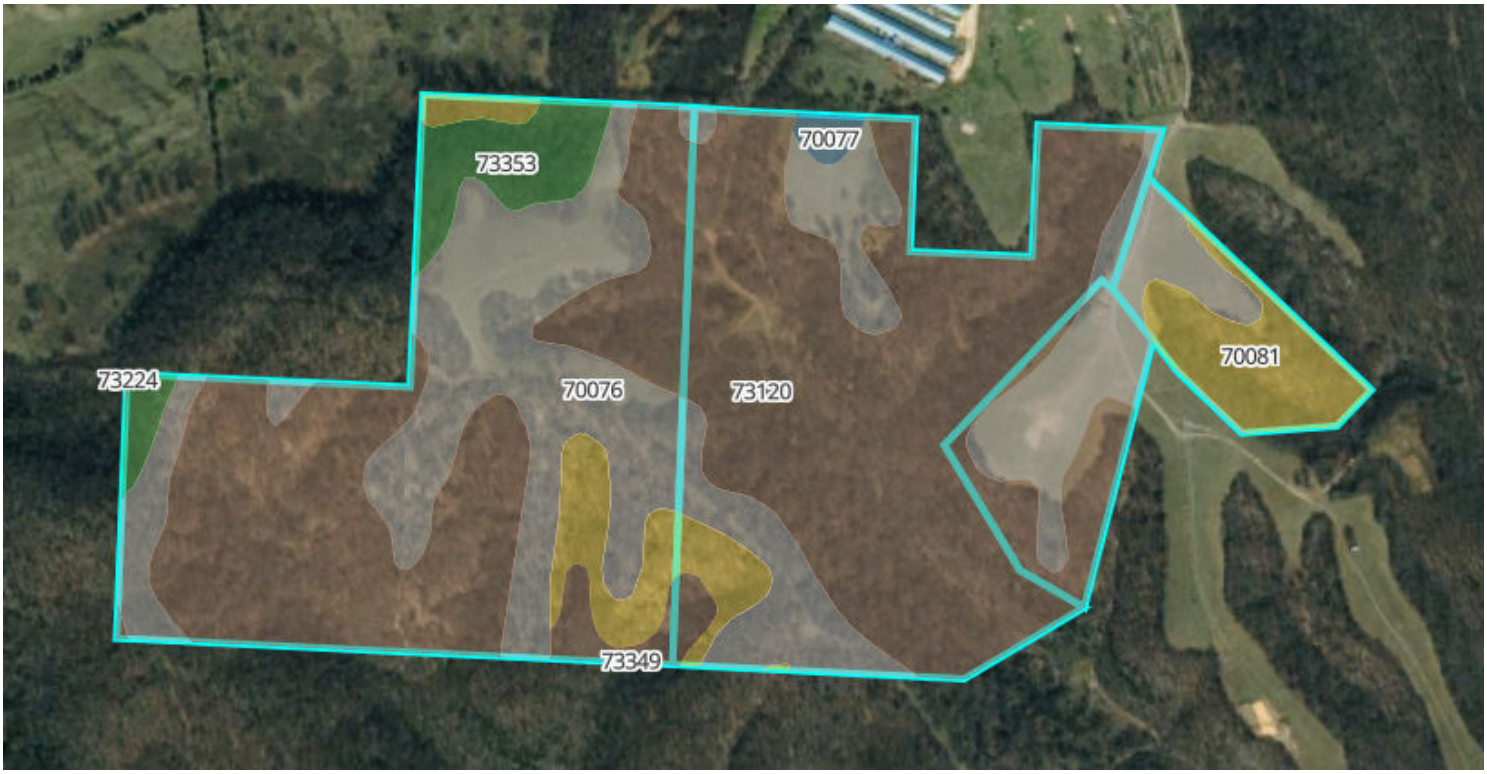
County Use Description
-

Legal Description
TRACT 1 PART OF THE S1/2 SECT 12 COMM AT THE NW CORNER OF THE SW1/4 ECT.

Soils



McDonald County, MO **237.40 Acres, 4 Boundaries**



19.5/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	73120	Rueter-Gasconade-Rock outcrop complex, 15 to 60 percent...	55.0%	130.7	7e	--	9
●	70076	Clarksville-Noark complex, 3 to 15 percent slopes	31.1%	73.8	6e	--	42.1
●	70081	Rueter-Goss-Jollymill complex, 15 to 35 percent slopes	9.1%	21.5	6e	--	9.4
●	73353	Hailey-Sonsac complex, 35 to 70 percent slopes, very...	4.2%	10	7e	--	8.2
●	70077	Flagspring extremely gravelly silt loam, 3 to 15 percent slopes	0.5%	1.3	6e	--	44.6

Soils



McDonald County, MO **237.40 Acres, 4 Boundaries**

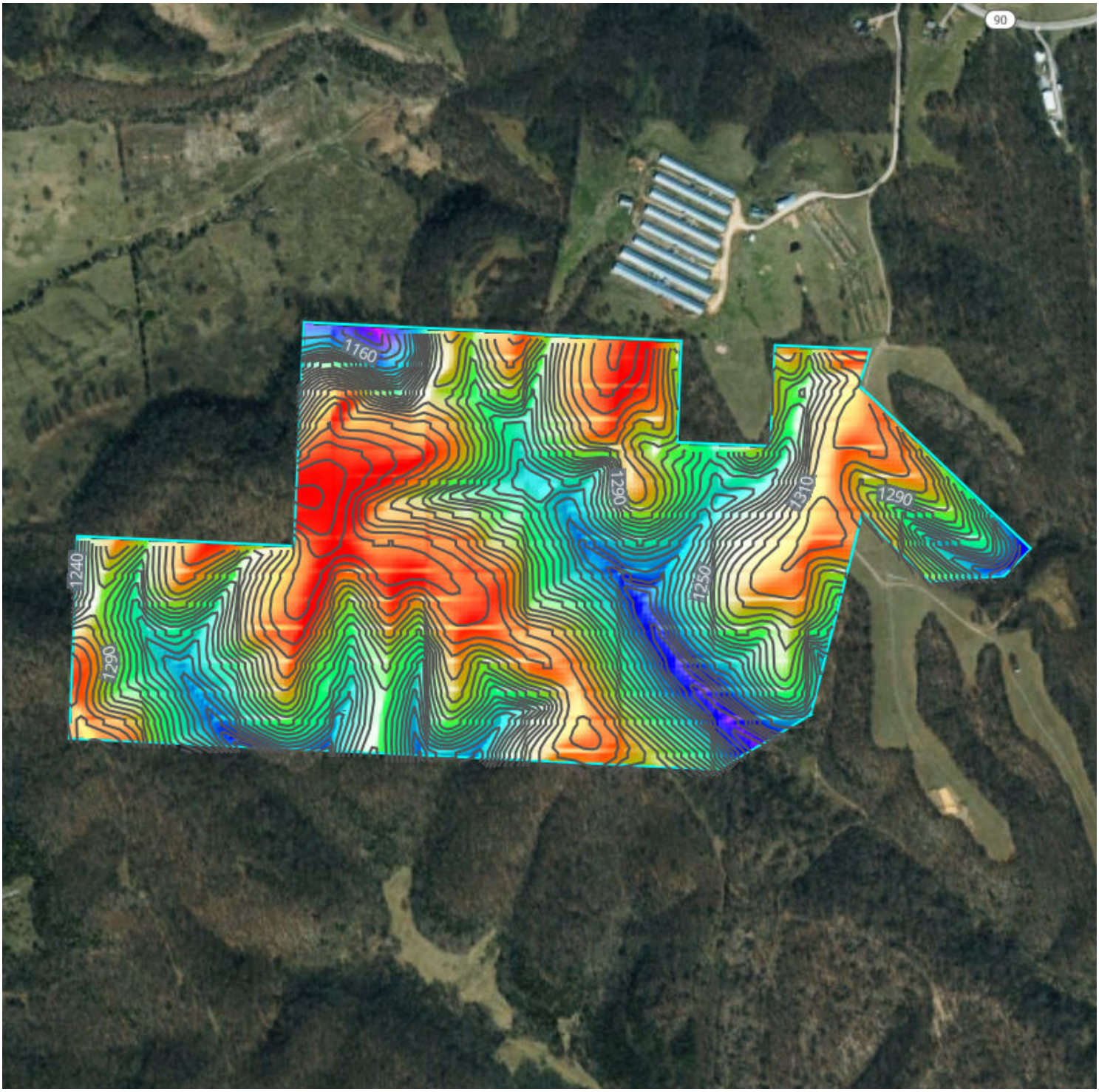
	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	733...	Boskydell very gravelly silty clay loam, 8 to 20 percent slopes	<0.1%	0	6e	--	49.1
	732...	Moko-Rock outcrop complex, 15 to 35 percent slopes,...	<0.1%	0	8	--	3.9

Elevation



McDonald County, MO

237.40 Acres, 4 Boundaries



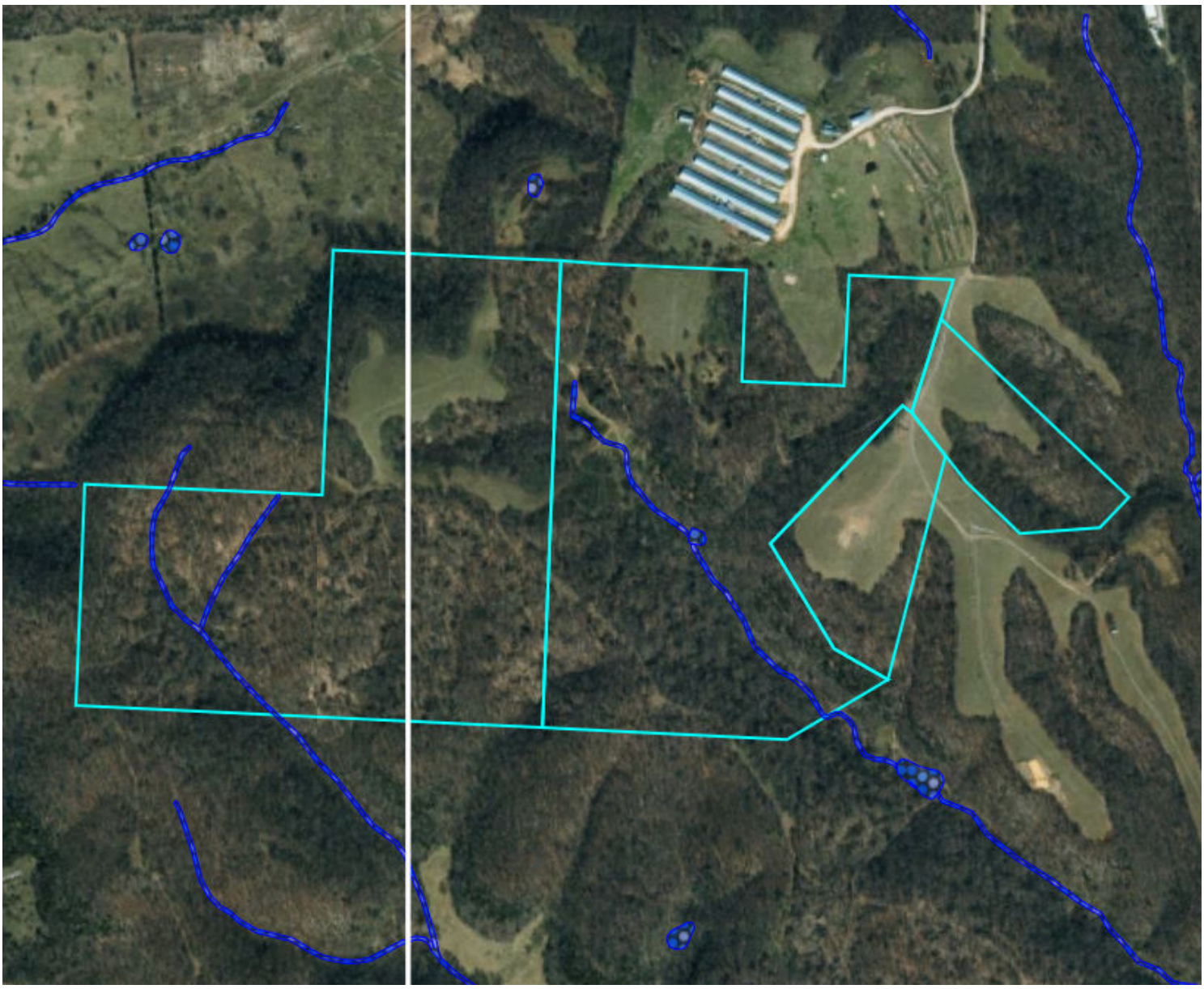
1,129.5 feet **1,382.7 feet**

Source: USGS 3 Meter Dem	**Interval:** 10 feet	**Range:** 253.2 feet	**Min:** 1129.5 feet	**Max:** 1382.7 feet
		Slope: 22%	**Min:** 0.4%	**Max:** 93.5%

Flood (FEMA Report)



McDonald County, MO **237.40 Acres, 4 Boundaries**



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



McDonald County, MO

237.40 Acres, 4 Boundaries

2024



2022

