

LAND AUCTION



347.43 AC± | 7 TRACTS | KNOX/MACON CO, MO

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/14/22 | AUCTION TIME: 1:00 PM

**AUCTION LOCATION: SILVER RAILS EVENT CENTER
204 EAST MOORE STREET | LA PLATA, MO 63549**

346.23+/- vacant land acres offered in 6 tracts. Located in SW Knox County approximately 9 miles East of La Plata, near the small community of Sue City this excellent multi-use farm is very versatile offering tillable acreage, pasture, timber/recreational land, and nice home construction sites with great access from county roads and Highway MM. The land will be offered in 6 tracts. Ideal for row crop, cattle and horses, home construction and hunting recreational activities. This property can be utilized in current state or with a little work the pastures can be cleaned up into tillable acres to add to the productive acres. There is also a home located at 302 S Hasting St in La Plata, MO that is directly across from the La Plata Golf Course.



TRACT 1: 18.9 ± ACRES

Offering 18.9+/- acres with FSA figures showing 16.75 acres of productive cropland, excellent access from the North and West, this smaller parcel would be ideal as an add-on tract to an existing tillable operation.



TRACT 2: 80 ± ACRES

Ideal deer hunting/recreational tract! This parcel offers 80+/- acres and this property will offer excellent deer and turkey hunting, great access from the West side, and FSA figures show 38.84 acres of crop land that could be cleaned up and farmed or utilized for food plots.



TRACT 3: 18.9 ± ACRES

60+/- acres of current pasture land, with FSA figures indicating 53.6 acres of cropland, this property is accessed from the West and South, ideal for pasture or conversion to row crop land. This tract lays flat with very little brush or trees.



TRACT 4: 40 ± ACRES

Offering 40+/- acres of current nice laying pasture with FSA figures showing 39.04 acres of potential cropland, this property is currently being utilized as pasture, but lays excellent with very little cleanup will make great tillable land.



TRACT 5: 40 ± ACRES

40+/- acres with FSA figures indicating 26.94 acres of cropland, property is currently used for pasture land. Timbered draws on the property will offer nice deer hunting/recreational use. Gara and Armstrong soils.



TRACT 6: 108.8 ± ACRES

Excellent tillable tract, this property offers 108.8+/- acres with 76.1 acres of tillable as indicated by FSA figures, balance of the property is timbered draws that will allow for great deer and turkey hunting. Nice access from the West off of highway MM and to the North off of the county road bordering the property. Plenty of excellent construction sites for home or shop.



TRACT 7: 1.2 ± ACRES

Single family home located at 302 S Hastings St in LaPlata, MO. This home sits in a great location on 1.2 acres just across from the La Plata Golf Course and has great views of the rolling course. Home features 2 bedrooms and 1 bathroom with some recent updates on the exterior. An attached 1 car garage and several porches make this a nice home with a some remodeling.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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