

LAND AUCTION



79.89 AC± | 1 TRACT | DAVIESS CO, IMO

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/9/22 | **AUCTION TIME:** 6:00 PM

AUCTION LOCATION: JAMESPORT FIRE & RESCUE STATION | 209 W 2ND ST | JAMESPORT, MO 64648

OPEN HOUSE: 12/3/22 | 10:00 AM - 1:00 PM | 32305 STATE HIGHWAY V JAMESPORT, MO 64648

Gorgeous Jamesport pasture farm with a home, detached garage, timber, and hunting. This grass farm boasts quality soils that have been used for hay production in recent years. Once a pasture operation, the farm also has good perimeter fences, as well as some cross-fencing, a pond, and a seasonal creek. The 1-bedroom 2-bathroom home is in excellent condition and has been well cared for. The front door opens to a great room that's wrapped in windows and features a fireplace. Also on the main floor is a small kitchen, nice bedroom, and a bathroom. The basement houses the furnace, water heater, water softener, a 2nd bathroom, plus abundant storage space. Just outside the home is a detached 2 car garage building with a loft apartment. The apartment has open living space plus a bedroom and bathroom. Outside the home, the seller spent nearly 2 decades planting ornamental and mast producing trees. These include oak and walnut around the home, as well as an orchard. Other tree value around the farm includes marketable timber such as white oak, walnut, and others. Last but not least, the property is home to abundant wildlife including deer, turkeys, and songbirds.



TRACT 1: 79.89 ± ACRES

Tract #: 1

Deeded acres: 79.89

DCP Cropland Acres: 64.53

Soil Types: Lagonda silty clay loam, Armstrong loam, Nodaway silt loam

Soil PI/NCCPI/CSR2: NCCPI 73.2

Taxes: \$788 (2021)

Lease Status: Open Tenancy

Possession: Immediate possession

Survey needed: No survey needed

Brief Legal: SE ¼ of NE ¼ of S 34 AND SW ¼ of NW ¼ of S25, All in T59 R 26 EXCEPT SE 128.5' x 36'

PIDs: 16-8.0-34-01.01 & 16-7.0-35-05.01

Lat/Lon: 39.8817 -93.7994



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Glzdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jason Patterson, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 816.824.6282 | Cody Lowderman, MO Auctioneer License 11037