

# LAND AUCTION



**190 AC± | 2 TRACTS | MONTGOMERY CO, MO**

## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 1/3/23 | AUCTION TIME: 11:00 AM**

**AUCTION LOCATION: K OF C HALL**

**318 N STURGEON ST | MONTGOMERY CITY, MO 63361**

Selling with Open Tenancy for 2023!  
Add to your operation or investment portfolio. Excellent farm with 172 acres of highly fertile tillable! Comprised of mainly Mexico Silt Loam, 1-4% slopes, blacktop frontage on Hwy 161. Located just east of Montgomery City.



### **TRACT 1: 95 ± ACRES**

Super nice farm featuring approximately 86 acres of highly fertile Mexico Silt Loam soils, 1-4% slopes. Blacktop frontage on Hwy 161. Located just east of Montgomery City. Great build sites for a home or machine shed.



### **TRACT 2: 95 ± ACRES**

Super nice farm featuring approximately 85 acres of highly fertile Mexico Silt Loam soils, 1-4% slopes. Blacktop frontage on Hwy 161. Located just east of Montgomery City. Great build sites for a home or machine shed.

### **ENTIRE FARM**

**Deeded acres:** 190 +/- acres

**FSA Farmland Acres:** 189.75 acres

**DCP Cropland Acres:** 173.60 acres

**Soil Types:** Mexico silt loam, Belknap silt loam

**Soil PI/NCCPI/CSR2:** NCCPI 72.1

**Base acres and Yield:** Corn base 92.75 acres/PLC Yield 152/Soybean base 92.75 acres/PLC Yield 47

**CRP Acres/payment:** no CRP

**Taxes:** \$827.74

**Lease Status:** Open Tenancy for 2023 crop year

**Possession:** Immediate possession subject to current tenants rights for 2022

**Survey needed?:** survey will be required if bought by separate buyers

**Brief Legal:** N ½ S34 T49N R5W Montgomery Co, MO

**PIDs:** 06-8.0-34-000-000-002.000

**Lat/Lon:** 38.9764, -91.4604

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

AARON BENNETT, AGENT: 636.887.1022 | [aaron.bennett@whitetailproperties.com](mailto:aaron.bennett@whitetailproperties.com)

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GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332  
Aaron Bennett, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 636-887-1022 | Cody Lowderman, MO Auctioneer License 11037