

LAND AUCTION



157 AC± | 1 TRACT | HOLT CO, MO

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/13/23 | **AUCTION TIME:** 3:00 PM

AUCTION LOCATION: STONEY CREEK HOTEL
1201 WOODBINE RD | ST. JOSEPH, MO 64506

Highly tillable Loess Hills farm generated \$28,800 in combined lease income for 2022. The farm is located 6 ½ miles Southeast of Oregon, ½ mile east of Blacktop U, on the south side of county road Holt 325. It's made up of 157.57 +/- taxable acres, with FSA Records indicating 128.27 acres of DCP Cropland, comprised mostly of highly productive Marshall and Knox tillable soils, with the balance in prime hunting habitat. Grass backed terraces are throughout the property, with tiling in some key areas. Current farm lease pays \$25,000 annually for 2023, and the 2023 payment will go to the new owner at closing. The current farmer has indicated a strong interest in staying on after the 2023 crop season, if a new owner chooses. The farm will sell with open tenancy for the 2024 Crop Season, with possession upon completion of 2023 harvest. Hunting rights have been leased in recent years for \$3,800 annually, but the property is not currently tied-up in a hunting lease, and a new owner will have full possession of hunting rights upon closing. The farm adjoins Honey Creek Conservation Area and is less than 14 miles from Loess Bluffs National Wildlife Refuge (formerly Squaw Creek) presenting hunting opportunities for deer, turkeys, upland birds, and migratory waterfowl.



TRACT 1: 157 ± ACRES

- **Deeded acres:** 157
- **FSA Farmland Acres:** 159.70
- **DCP Cropland Acres:** 128.27
- **Soil Types:** Knox silt loam, Knox silty clay loam, Marshall silty clay loam
- **Soil PI/NCCPI/CSR2:** Overall NCCPI 73.7
- **Base acres and Yield:** Base Acres: Corn 53.41 Soybeans 53.39
- **CRP Acres/payment:** No CRP
- **Taxes:** \$260
- **Lease Status:** Rented through 2023 crop season
- **Possession:** After harvest of 2023 crops
- **Survey needed?:** No survey needed
- **Brief Legal:** SW ¼ S14 T59 R37W in Holt Co, MO
- **PIDs:** 19614000007000 and 19614000006002
- **Lat/Lon:** 39.9283 -95.026
- **Zip Code:** 64473



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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