

LAND AUCTION



223 AC± | 1 TRACT | PUTNAM CO, MO

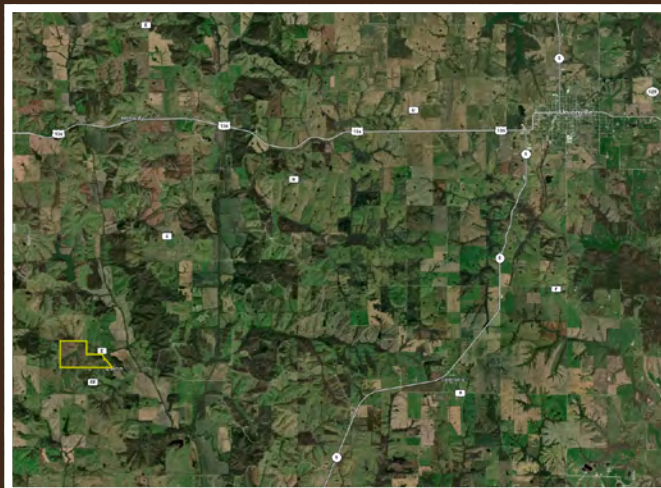
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/13/23 | **AUCTION TIME:** 10:00 AM

AUCTION LOCATION: LIONS CLUB | UNIONVILLE CITY PARK | 22ND ST & MONROE ST | UNIONVILLE, MO 63565

Nice combination income and hunting farm that is located approximately 14 miles Southwest of Unionville Mo, this property not only offers nice cash flow from 130 acres tillable land currently cash rented for \$145/tillable acre, but also features great deer and turkey hunting and excellent fishing from a beautiful 5 acre watershed lake. Access to the property from the East side from State Highway EE. This farm is upland tillable with timbered draws and a block of timber on the East side, the cover on the property provides great deer and turkey hunting with row crop income providing nice cash flow to pay as you play.



TRACT 1: 223 ± ACRES

- **Deeded acres:** 223
- **FSA Farmland Acres:** 140.65
- **DCP Cropland Acres:** 140.65
- **Soil Types:** Gara loam, Armstrong clay loam, Vigar-Zook-Nodaway complex
- **Soil PI/NCCPI/CSR2:** NCCPI 62
- **CRP Acres/payment:** No CRP
- **Taxes:** \$330.45
- **Survey needed?:** No survey needed
- **Brief Legal:** NE ¼ S30 T65N R20W and Part S ½ NW ¼ S29 T65 N R20W Putnam Co
- **PIDs:** 10930001 and 190929004
- **Lat/Lon:** 40.4092 -93.1741
- **Zip Code:** 63565



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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