

LAND AUCTION



109.74 AC± | 1 TRACT | HOLT CO, MO

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/27/23 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: MONARCH PLACE EVENT CENTER
36900 HOLT 310, OREGON, MO 64473**

Ranch and Farm Auctions is proud to represent the Robert and Joann Brown Revocable Living Trust with this 94%± tillable bottomland farm with tremendous waterfowl hunting opportunities, near Bob Brown Conservation Area. This Missouri Century Farm has been passed down through the same family since the late 1800's. FSA records indicate 103.22 Cropland Acres that lay very nicely with 0-2% slopes. The farm is typically planted to ½ soybeans, and ½ corn, which are rotated annually. 2022 Corn Yield was 206.38 bushels per acre, and 2022 Soybean Yield was 65.92 bushels per acre. Peak yields for recent years include Corn at 234.99 bu/A in 2018 and Soybeans at 79.52 bu/A in 2021. The farm will sell with open tenancy for the 2024 Crop Season, with possession upon completion of 2023 harvest. The current farmer has indicated a strong interest in staying on after the 2023 crop season, if a new owner chooses. This farm is situated 4 miles south of Loess Bluffs National Wildlife Refuge (formerly known as Squaw Creek NWR) and 1 mile west of Bob Brown Conservation area, offering incredible waterfowl hunting opportunities from spring snow goose hunting to dry field duck hunting in the fall. Even with limited acres of timber, there has also been multiple quality bucks that have been harvested on this property over the years. If hunting isn't your thing, hunting leases are common in this area and could be an additional source of revenue from the property. Take advantage of this potentially once in a lifetime opportunity for the short time that this farm is offered to the open market. Call the listing agents Kyle Karcher or Jason Patterson for questions or to schedule your own private showing.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

GO TO 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
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