

LAND AUCTION



811.01 AC± | 7 TRACTS | VERNON & BARTON CO, MO

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/4/23 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: CENTENNIAL HALL
1500 E ASHLAND ST., NEVADA, MO 64772**

For those of you who demand excellence and proven agricultural potential, we are proud to present to you, at auction, this superb collection of tillable tracts. This highly managed southwest Missouri farm encompasses 811± total acres in Vernon and Barton counties and represents a unique opportunity for new farm establishment, farm expansion, or as a land holding investment. It has been divided into seven purchasable tracts ranging from 197 acres to 39.89. The majority of soil composition in relation to Class 2 and Class 3 tillable are percentages as follows: Tract 1, 4 and 5 being 98.71% or above, Tracts 2, 3, 4 and 7 at 89.81% or above, and Tract 6 at 79.86%. Location proximities are very good. Tracts 1 and 2 are one-half mile apart sitting in the west central portion of Vernon county. Tracts 3 - 7 sit within 5.75 miles from one another in southwest Vernon and northwest Barton Counties. They also include, depending on the attributes of the specific tract, hard and softwood timber, including large oaks and other native species, wet and dry weather creeks, ponds, pasture, and hay ground. These lend greatly to excellent hunting or hunting lease opportunities. Machinery access is unimpeded to all tracts. This is your moment to step into or expand your farming legacy by owning an extremely desirable tillable farm.



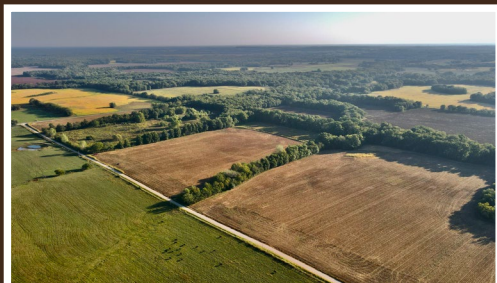
TRACT 1: 158.6 ± ACRES - VERNON CO, MO

Currently, Tract 1 has approximately 130 ± acres in active soybean production. Class 2 and Class 3 soils total 100% of the tract, the majority (58.88%) is comprised of Class 2 Barden silt loam and Summit silty clay loam, with the remaining (41.12%) being a combination of Class 3 soils including Parsons silt loam and Verdigris silt loam. The subsequent 28.6 ± acres of hard and soft wood timber, including large oaks and other native species, are broken up into 3 branching arms. The largest of which is home to a nice wet weather creek. These arms offer refuge and forage to the abundant whitetail and turkey population. This set of attributes lend greatly to excellent hunting or hunting lease opportunities for additional income. Machinery access to all areas is outstanding and unimpeded. Entrance is gained via S. 400 Rd. in the northeast and/or off E. Katy Track Rd. along the south side. Tract 1 is within ½ mile of Tract 2.



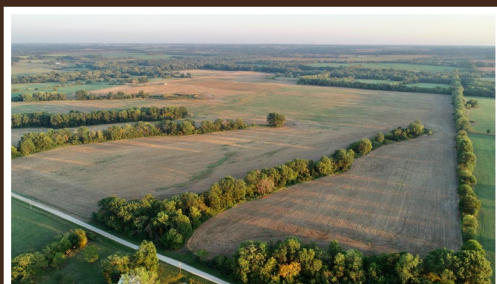
TRACT 2: 157.7 ± ACRES - VERNON CO, MO

Currently, Tract 2 has approximately 120 ± acres in active soybean production. Class 2 and Class 3 soils total 92.32% of the tract, the majority (63%) is comprised of Class 2 Barco loam and Barden silt loam, with an additional (29.32%) being Class 3 soils including Barco loam and Verdigris silt loam. The subsequent 37.7 ± acres of hard and soft wood timber, including large oaks and other native species, lay across the tract dividing it into 3 major tillable zones. It offers refuge and forage to the abundant whitetail and turkey population and is home to a nice wet weather creek. Additional income could be gained via hunting leases, or you could utilize it for your own great personal hunting spot. Machinery access to all areas is outstanding and unimpeded. Entrance is gained via County Road Z on the northeast side or off E. Katy Track Rd. along the south side. Tract 2 is within ½ mile of Tract 1.



TRACT 3: 78 ± ACRES - VERNON CO, MO

Currently, Tract 3 has approximately 50.5 ± acres that was in active corn production this year. Class 2 and Class 3 soils total 93.58% of the tract, the majority (62.51%) is comprised of Class 2 Barden silt, Bronaugh silt loam, and Hepler silt loam, with an additional (31.07%) being Class 3 soils including Barden silt loam and Parsons silt loam. There are 20.16 ± acres of pasture with a nice pond, as well as 7.34 ± acres of timber and timbered tree lines. The tree lines divide the tract into 4 zones, 1 pasture and 3 tillable. Machinery and trailer access to all areas is outstanding and unimpeded. Entrance is gained via County Road 400 on the west side of the tract. The property is located in the southwestern portion of Vernon County, 1.75 miles north of the Barton County line, .75 miles to Tract 4, 1.25 miles to Tract 5, and 5.25 miles from Tracts 6 and 7.



TRACT 4: 197 ± ACRES - VERNON CO, MO

Currently, Tract 4 has approximately 160 ± acres that were in active corn production this year. Class 2 and Class 3 soils total 98.71% of the tract, the majority (66.61%) is comprised of Class 2 Barden silt loam, Barco loam, and Bronaugh silt loam with an additional (32.1%) being Class 3 soils including Barco loam and Barden silt loam. The subsequent 37 ± acres are divided into 18 ± acres of grassland with a pond, 17 ± acres of narrow timber branching into tract as well as along borders, and 2 ± acres constituting outbuilding (loafing/machine shed) site. Machinery access to all areas is outstanding and unimpeded. Entrance is gained via County Road 375 at the out-building site. The property is located in the southwestern portion of Vernon County, 1/4 of a mile north of the Barton County line, .75 miles from Tract 3, across the road from Tract 5, and 3.75 miles from Tract 6, and 4.25 from Tract 7.



TRACT 5: 39.89 ± ACRES - VERNON CO, MO

Currently, Tract 5 has approximately 24 ± acres that were in active corn production this year. Class 2 and Class 3 soils total 100% of the tract, the majority (88%) is Class 2 Verdigris silt loam and Barco loam with the remaining (12%) being a Class 3 Barco loam. The subsequent 16 ± acres of hard and soft wood timber, including large oaks and other native species, has Dry Wood Creek winding through the northeastern portion. This very nice piece of timber offers refuge and forage to the abundant whitetail and turkey population. This set of attributes lend greatly to excellent hunting or hunting lease opportunities for additional income. Machinery access to all areas is outstanding and unimpeded. Entrance is gained off 375th Rd. The property is located in the southwestern portion of Vernon County, 1/4 of a mile north of the Barton County line, 1.25 miles from Tract 3, across the road from Tract 4, and 3.75 miles from Tract 6, and 4.25 from Tract 7.



TRACT 6: 80 ± ACRES - BARTON CO, MO

Currently, Tract 6 is currently being utilized for hay production. Class 2 and 3 soils total 79.86% of the tract, the majority (78%) being Class 2 Barco loam, as well as Barden silt loam and Hepler silt loam. There are approximately 6 ± acres of trees which provide shade and shelter for livestock. This tract presents multi-use possibilities, including continuing hay production, potential crop production, or building site. The property is in the most northern portion of Barton County with its north boundary running parallel to the Barton/Vernon county line on the south side of NW 100th Road. Property is accessed via either 100th Road or NW 120th Ln. on the western side. It is 5.25 miles from Tract 3, 3.75 miles from Tracts 4 and 5, and adjacent to Tract 7.



TRACT 7: 100 ± ACRES - BARTON CO, MO

Currently, Tract 7 has approximately 76 ± acres that were in active corn production this year. Class 2 and Class 3 soils total 89.81% of the tract, the majority (60.28%) is comprised of Class 2 Barden silt loam, Radley-Verdigris silt, and Hepler silt loam, with an additional (29.53%) being Class 3 soils including Parsons silt loam and Liberal silty clay loam. The subsequent 24 acres consist of timber and pasture. 11 acres ± of hard and softwood timber, including large oaks and other native species, lay across the northern portion of the tract, banking Comstock Creek. It offers refuge, water, and forage to the abundant whitetail and turkey population and creates an ideal hunting situation. Additional income could be gained via hunting leases, or you could utilize it for your own great personal hunting spot. Machinery access to all areas is outstanding and unimpeded. Entrance is gained at the southwest corner near the intersection of NW 100th Ln. and NW 90th Rd. It is 5.75 miles from Tract 3, 4.25 miles from Tracts 4 and 5, and adjacent to Tract 6.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JEFF QUADE, AGENT: 417.540.0691 | jeff.quade@whitetailproperties.com

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
Jeff Quade, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 417.540.0691 | Cody Lowderman, MO Auctioneer License 11037