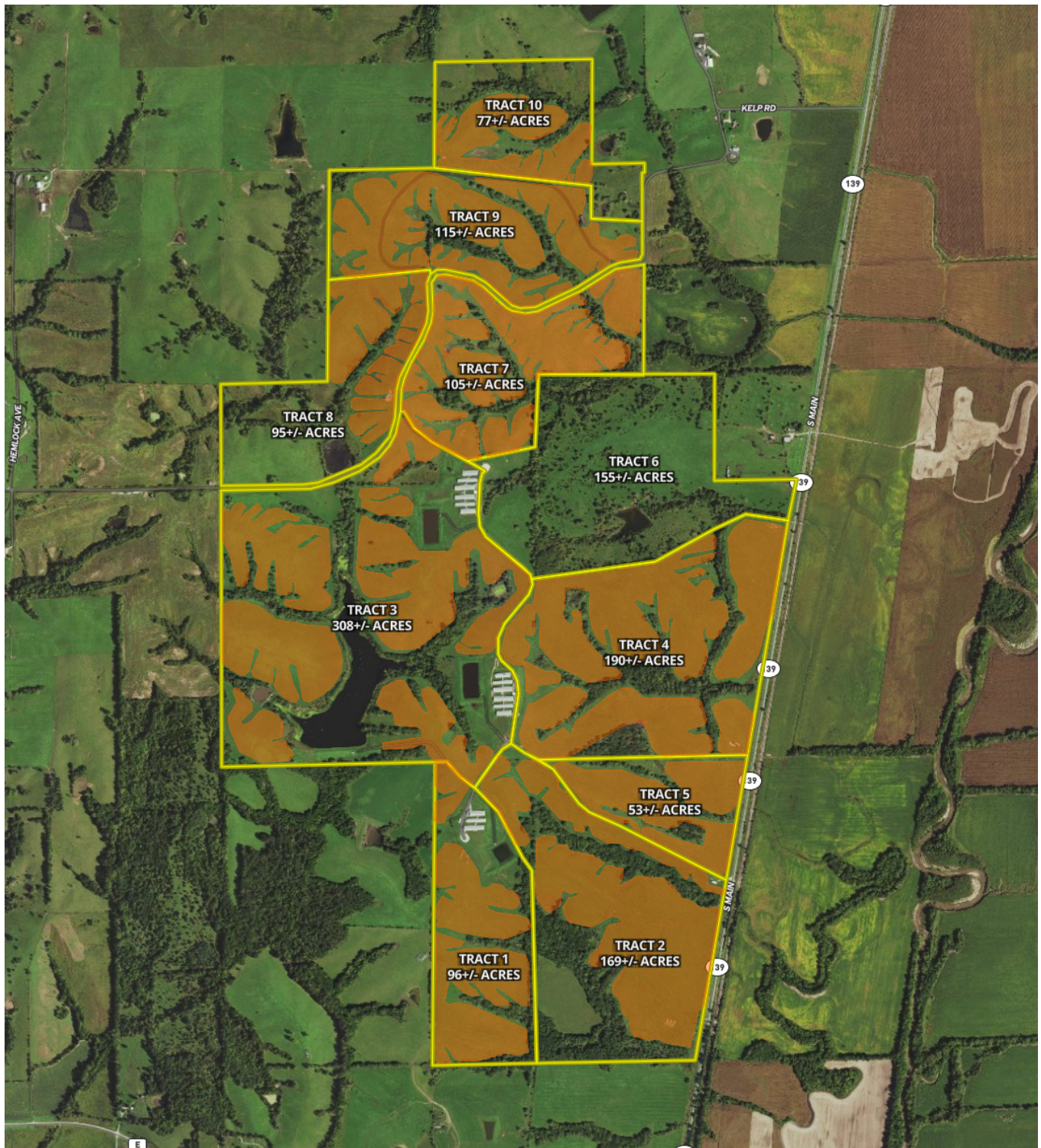


FSA INFO PACKET



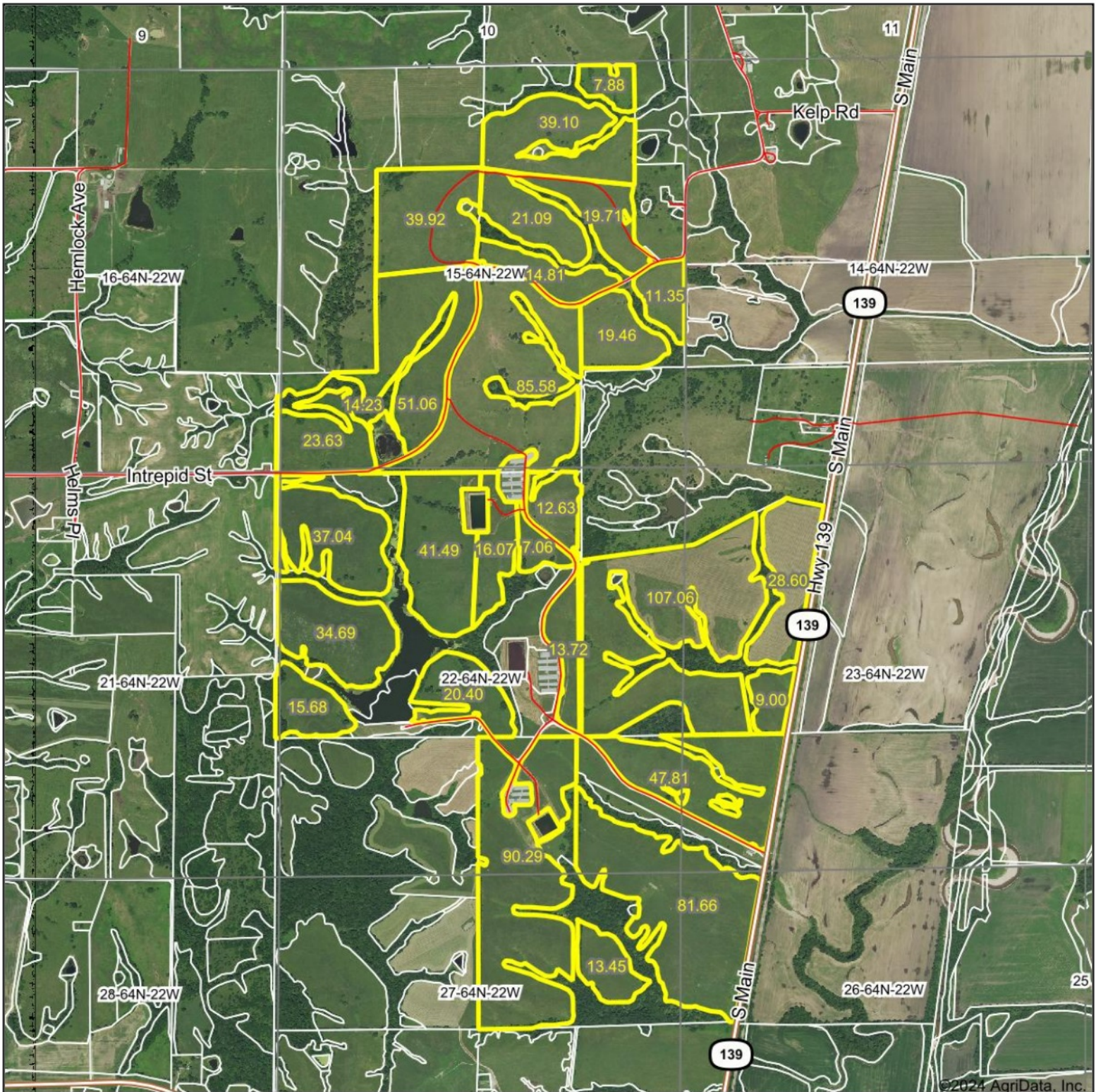
A DIVISION OF WHITETAIL
PROPERTIES REAL ESTATE, LLC

RANCHANDFARMAUCTIONS.COM



Orange shows what is planted for 2024 per tract.
Mapping is approximate and estimated based on maps provided by tenant farmer.

Aerial Map



Boundary Center: 40.336635, -93.354438

0ft 2038ft 4076ft



22-64N-22W
Sullivan County
Missouri

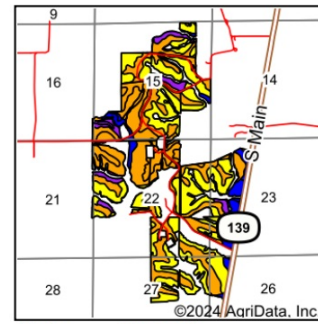
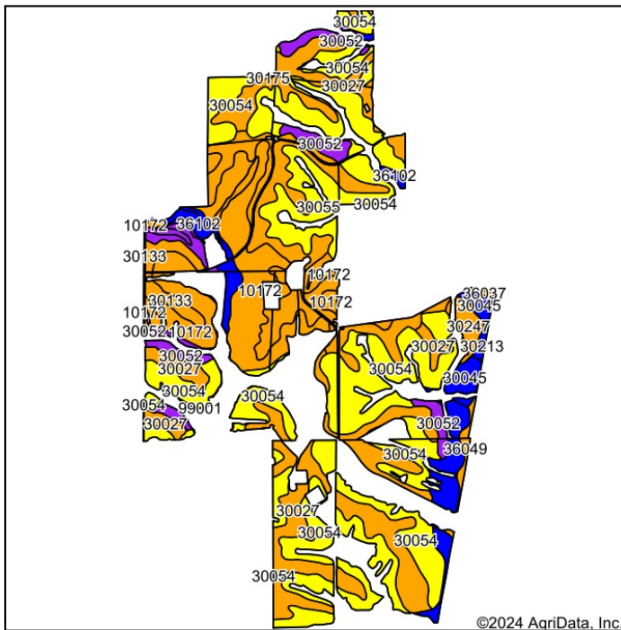


Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

6/12/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Missouri**
 County: **Sullivan**
 Location: **22-64N-22W**
 Township: **Clay**
 Acres: **924.47**
 Date: **6/12/2024**



WHITETAIL PROPERTIES REAL ESTATE
 LISTING • SELLER • LEASE • FINANCE

Maps Provided By:



Area Symbol: MO129, Soil Area Version: 25 Area Symbol: MO211, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
30054	Gara clay loam, 9 to 14 percent slopes, eroded	263.69	28.6%		IVe	68	68	51	47	
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	184.00	19.9%		IIIe	60	60	54	41	
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	129.95	14.1%		IIIe	70	70	56	54	
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	116.84	12.6%		IIIe	59	59	53	47	
30055	Gara clay loam, 9 to 14 percent slopes, severely eroded	97.79	10.6%		IVe	64	64	49	41	
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	46.88	5.1%		VIe	62	62	48	42	
36063	Zook silty clay loam, 1 to 4 percent slopes, rarely flooded	21.31	2.3%		IIw	86	86	73	69	
36102	Zook silty clay loam, 1 to 5 percent slopes, rarely flooded	19.62	2.1%		IIw	74	74	73	67	
30045	Cantril loam, 2 to 5 percent slopes	16.27	1.8%		Ile	86	86	68	76	
30247	Olmitz loam, heavy till, 5 to 9 percent slopes	10.35	1.1%		IIIe	85	85	71	71	
36003	Arbela silt loam, 0 to 2 percent slopes, occasionally flooded	6.82	0.7%		IIw	87	87	66	77	
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	4.75	0.5%		IIIw	56	56	37	45	
30213	Vigar loam, 2 to 5 percent slopes	2.14	0.2%		Ile	84	84	71	68	
36037	Tice silt loam, 0 to 2 percent slopes, frequently flooded	0.90	0.1%		IIIw	61	55	61	49	
99001	Water	0.81	0.1%							
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	0.78	0.1%		IIIe	59	59	53	47	
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	0.47	0.1%		IIIe	70	70	56	54	
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	0.44	0.0%		IIIw	66	55	64	45	8
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	0.22	0.0%		VIe	62	62	48	42	
30054	Gara clay loam, 9 to 14 percent slopes, eroded	0.20	0.0%		IVe	68	68	51	47	
30175	Pershing silty clay loam, 2 to 5 percent slopes, eroded	0.16	0.0%		IIIe	65	65	60	54	
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.08	0.0%		IIIe	60	60	54	41	
Weighted Average					*-	*n 65.9	*n 65.9	*n 53.7	*n 47.8	*n *-

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Sullivan MO 1327± acres Smithfield

Auction Date: August 2, 2024

Auction Time: 1:00 pm

Auction Venue Location:

Smithfield ED Center (North Of Princeton off HWY 65)

17999 US 65

Princeton MO 64673

Premium Stand Farms, operating as Smithfield Hog production, is pleased to announce the public auction of 1327± acres of land available for open bidding. This auction presents a unique opportunity to acquire a substantial acreage in Northern MO.

Attention Farmers, Ranchers and investors! This multi-use property being sold consists of 1327± acres to be surveyed and split into 10 tracts. Property lays in extreme western Sullivan County, MO, and south of Newtown, MO, off the West side of HWY 139. Property has 653± tillable acres, all planted in soybeans for the 2024 growing season. Property has been well maintained and cared for by current owners and has great fencing all around. Property has a 27± acre lake stocked with fish, multiple ponds and three old lagoons that are being cleaned out and reverted back into freshwater ponds. Property has been fully soil sampled and is great conditions for growing crops and or grass for cattle. Multiple tracts offered with multiple building sites with scenic views. All utilities including power, water, phone and high-speed fiber optic internet are available. Call listing agents Jeff Propst/Stephen Stockman for any and all questions pertaining to farm.

Special Provisions:

- Some or all tracts may have buried underground water lines for irrigation and/or cattle watering purposes.
- Tracts 1-7 will benefit from a nutrient spread agreement for up to 36 months based on timeline to empty lagoons of nutrients and spread. This will be at no additional cost to the buyer.
- Spread Permits will be maintained by and properly closed by Smithfield/Premium Standard Farms.
- Tracts 8-10 will not be subject to the spread agreement.
- All Tracts will carry a deed restriction prohibiting hog production or confinements in the future.
- Seller will retain all 2024 rents
- Survey is ordered and should be complete prior to auction. Acreages will be adjusted to surveyed acres.
- All confinement buildings will be removed, concrete will remain
- Lagoons will be converted to fresh water ponds per DNR requirements
- Ask listing agents for further details

Tract 1 Description:

96± acres to be determined by survey. This tract has 55± acres in upland tillable, planted to soybeans for the 2024 growing season. Balance of property of timbered draws and grassland. Tract has 3 old barn slabs that could be used for multiple purposes or removed. There is a large freshwater pond that was previously a lagoon that was returned back to use.

Tract 2 Description:

169± acres to be determined by survey. This tract has 88± upland tillable acres planted to soybeans for the 2024 planting season. Remaining acres are made up of timbered draws and grassland. Property has good fencing and access from the North.

Tract 3 Description:

308± acres to be determined by survey. This tract has 137± acres of upland tillable and is planted to soybeans for the 2024 growing season. The remaining acres are made up of a 27± fully stocked lake and timbered draws and grassland. Property has (2) old lagoons that are being returned to fresh water ponds there are also 2 other ponds on property. Farm has old cement barn pads that can be used by new owners or cleaned up per negotiations of the auction. This is a great looking tract with several beautiful build sites. Tract 3 owns all water rights to the lake.

Tract 4 Description:

190± acres to be determined by survey. This tract has 129± acres of upland tillable and bottom ground tillable planted to soybeans for the current 2024 planting season. Remaining acres are made up of timber draws and grassland with one (1) pond. Property has good fencing and access from the east of Highway 139 as well as the west gravel road.

Tract 5 Description:

53± acres to be determined by survey. This tract has 36± acres of upland tillable acres planted to soybeans for the 2024 planting season. Remaining acres are made up of timbered draws and grassland with good fencing along roads. Property has access from the east from HWY 139 and from the south off gravel road.

Tract 6 Description:

155± acres to be determined by survey. This tract can be utilized for cattle pasture with some fence work and also a recreational hunting tract, and with some cleanup for row crop production, large pond on the property. Access from the East off of Highway 139 and shared access road to the west. Pasture lease in effect thru 12/1/24.

Tract 7 Description:

105± acres to be determined by survey, this tract features 68.25± acres of tillable (planted to beans in 2024) balance of the tract is timbered draws and grass/pasture. Access via Intrepid Ave to the North and West

Tract 8 Description:

95± acres to be determined by survey. Property offers 33.4± acres of tillable, (planted to beans in 2024). Balance of the property is grass/pasture and timbered draws and pond. Access from Intrepid Ave.

Tract 9 Description:

115± acres to be determined by survey, property offers 74.9± acres of tillable, (planted to beans in 2024). Balance of the farm is grass/pasture and timbered draws

Tract 10 Description:

77± acres to be determined by survey, property offers 30.3± acres tillable (planted to beans in 2024), balance of the farm is grass and timbered draws, access from the east from Acorn Drive.

Details

Tract 1-96± acres total, 55.4± acres tillable

Tract 2- 169± acres total, 88± acres tillable

Tract 3-308± acres total, 138.3± acres tillable

Tract 4-190± acres total, 128.7± acres tillable

Tract 5-53± acres total, 37.2± acres tillable

Tract 6 -155± acres total, 0 tillable

Tract 7-105± acres total, 67.4± acres tillable

Tract 8-95± acres total, 33.4± acres tillable

Tract 9-115± acres total, 74.9± acres tillable

Tract 10-77± acres total, 30.3± acres tillable

Soil Types: Gara clay loam, Armstrong clay loam, Shelby clay loam, Lamoni clay loam

Soil PI/NCCPI/CSR2: Average NCCPI is 65.9

CRP Acres/payment: No CRP

Taxes: Will be determined after final splits

Lease Status: Leased for 2024/Open tenancy for 2025

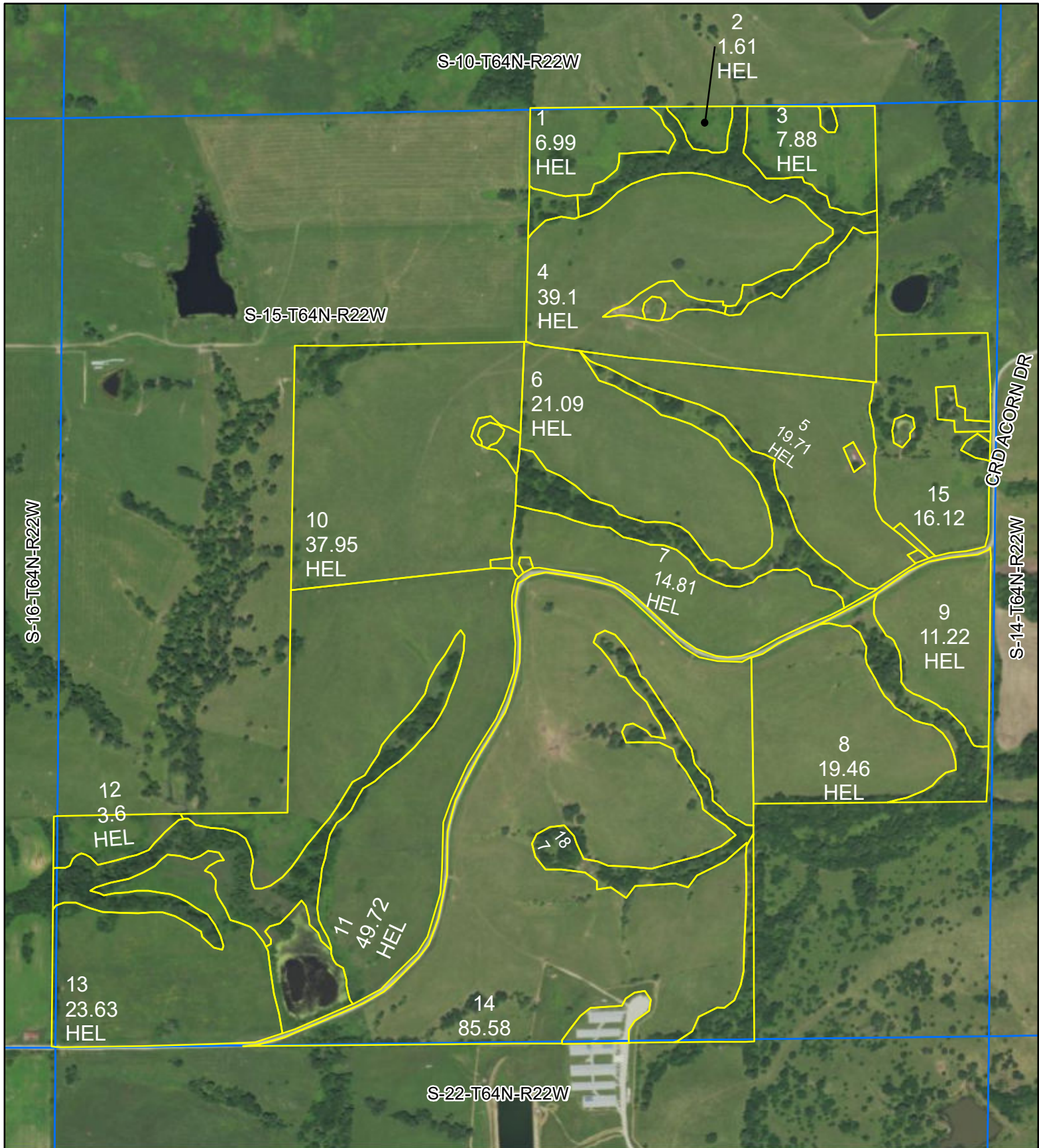
Possession: At closing subject to 2024 tenancy agreements

Survey needed?: Survey will be provided

Brief Legal: S14/15/22/23/26/27 T64N R22W Sullivan Co, MO

Lat/Lon: 40.3379, -93.3535

Zip Code: 64667



**All Measurements are
For FSA Programs Only**

Sullivan Co. FSA

1:8,680



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

C = Corn, YEL-GR
 SB = Soybn, COM-GR
 WHT = Wheat, HRW or SRW-GR
 Milo = Sorg, GRS-GR
 GZ = MixFg, LGM or IGS = Pasture
 FG = MixFg, LGM or IGS = Hay
 LS = Grass Left Standing, ILS
 ID = Idle

*Unless notated on Map

Program Year: 2024

Created: 1/24/2024

Flown: 2020-07-08

- clu
- crp
- plss

**Farm 189
Tract 4**

Operator Name

:

PREMIUM STANDARD FARMS INC

CRP Contract Number(s)

:

None

Recon ID

:

None

Transferred From

:

None

ARCPLC G//F Eligibility

:

Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
420.97	365.47	365.47	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	365.47		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	49.30	0.00	34	
Corn	120.50	0.00	89	
TOTAL	169.80	0.00		

NOTES

Tract Number

:

4

Description

:

A3/S15/T64/T22

FSA Physical Location

:

MISSOURI/SULLIVAN

ANSI Physical Location

:

MISSOURI/SULLIVAN

BIA Unit Range Number

:

HEL Status

:

HEL field on tract.Conservation system being actively applied

Wetland Status

:

Wetland determinations not complete

WL Violations

:

None

Owners

:

PREMIUM STANDARD FARMS INC

Other Producers

:

ROCKIN J VETERINARY SERVICES LLC, DR LARRY J LETNER, KRISTY LOU LETNER

Recon ID

:

None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
420.97	365.47	365.47	0.00	0.00	0.00	0.00	0.0

Tract 4 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	365.47	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	49.30	0.00	34
Corn	120.50	0.00	89
TOTAL	169.80	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



- crp
- clu
- plss

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 SB = Soybn, COM-GR
 WHT = Wheat, HRW or SRW-GR
 Milo = Sorg, GRS-GR
 GZ = MixFg, LGM or IGS = Pasture
 FG = MixFg, LGM or IGS = Hay
 LS = Grass Left Standing, ILS
 ID = Idle
 *Unless notated on Map

Sullivan Co. FSA

1:9,480

Program Year: 2024

Created: 1/24/2024

Flown: 2020-07-08

**All Measurements are
For FSA Programs Only**

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



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**Farm 2412
Tract 2426**

Operator Name

:

MURPHY-BROWN OF MISSOURI, LLC

CRP Contract Number(s)

:

None

Recon ID

:

None

Transferred From

:

None

ARCPLC G//F Eligibility

:

Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
628.27	485.16	485.16	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	485.16		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SORGH

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	73.10	0.00	34	
Corn	11.10	0.00	89	
Grain Sorghum	1.10	0.00	74	
TOTAL	85.30	0.00		

NOTES

Tract Number

:

2426

Description

:

A3/S22,23/T64/R22

FSA Physical Location

:

MISSOURI/SULLIVAN

ANSI Physical Location

:

MISSOURI/SULLIVAN

BIA Unit Range Number

:

HEL Status

:

HEL field on tract.Conservation system being actively applied

Wetland Status

:

Tract contains a wetland or farmed wetland

WL Violations

:

None

Owners

:

MURPHY-BROWN OF MISSOURI, LLC

Other Producers

:

DR LARRY J LETNER, KRISTY LOU LETNER, ROCKIN J VETERINARY SERVICES LLC

Recon ID

:

None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
628.27	485.16	485.16	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 2426 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	485.16	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

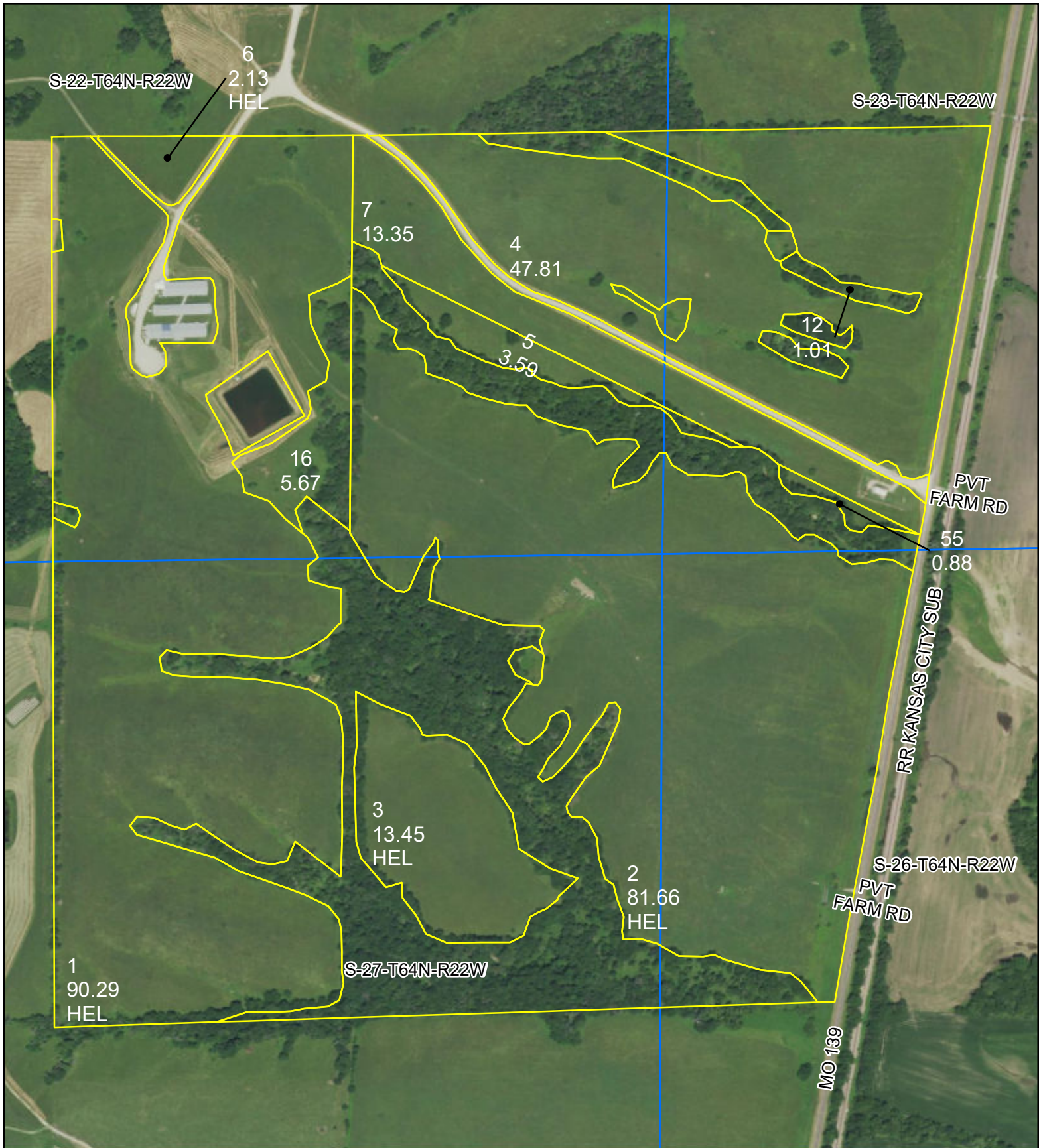
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	73.10	0.00	34
Corn	11.10	0.00	89
Grain Sorghum	1.10	0.00	74
TOTAL	85.30	0.00	

NOTES

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**All Measurements are
For FSA Programs Only**

Sullivan Co. FSA

1:6,580

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
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FG = MixFg, LGM or IGS = Hay
LS = Grass Left Standing, ILS
ID = Idle

*Unless notated on Map

Program Year: 2024

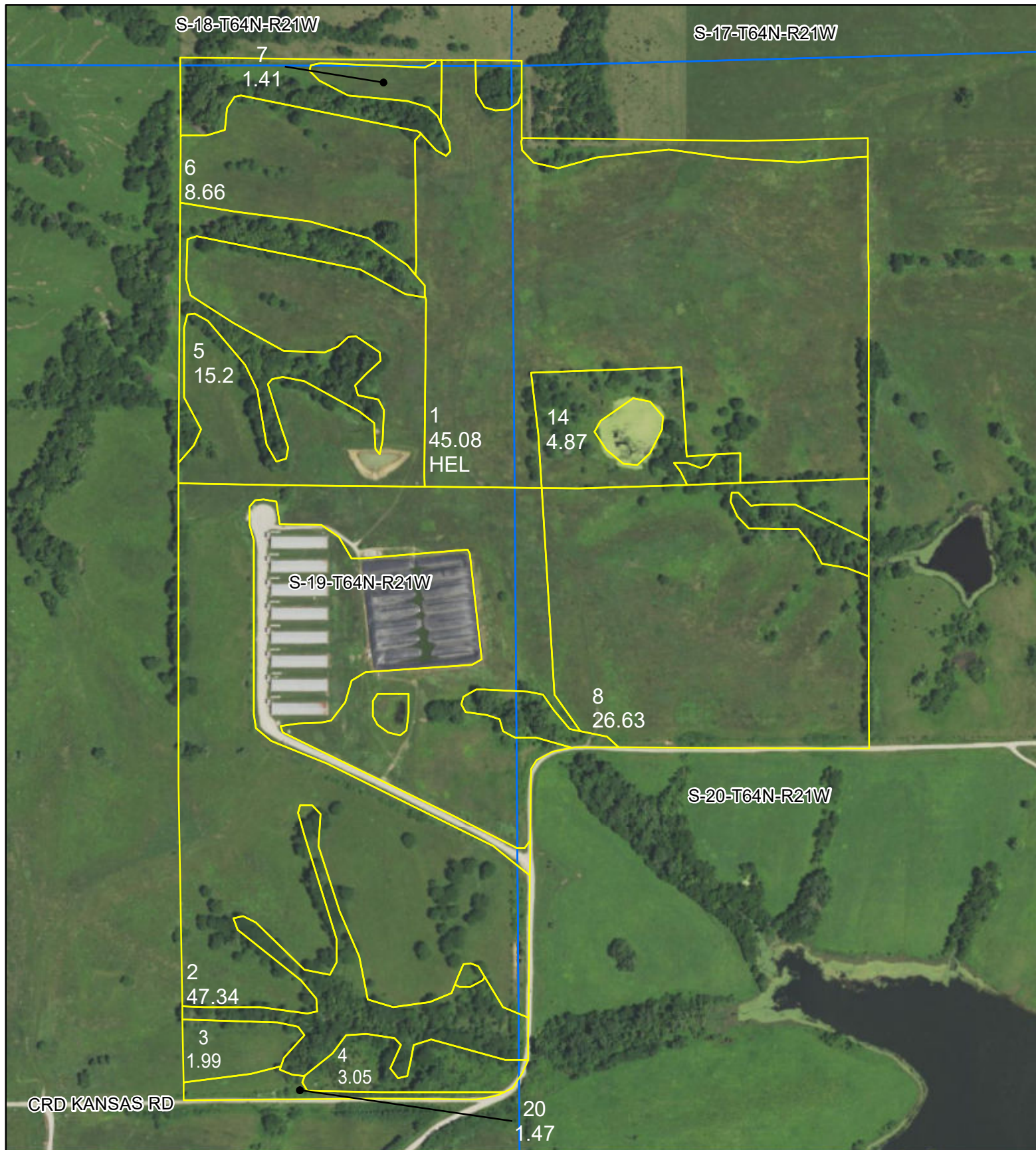
Created: 1/24/2024

Flown: 2020-07-08

- clu
- crp
- plss

**Farm 2435
Tract 7**





**All Measurements are
For FSA Programs Only**

Sullivan Co. FSA

1:5,870

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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LS = Grass Left Standing, ILS
ID = Idle

*Unless notated on Map

Program Year: 2024

Created: 1/24/2024

Flown: 2020-07-08

- clu
- crp
- plss

**Farm 2435
Tract 236**





Abbreviated 156 Farm Record

Operator Name : MURPHY-BROWN OF MISSOURI, LLC
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
515.77	415.54	415.54	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	415.54	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number : 7

Description : A4/S27/T64/R22
FSA Physical Location : MISSOURI/SULLIVAN
ANSI Physical Location : MISSOURI/SULLIVAN
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MURPHY-BROWN OF MISSOURI, LLC
Other Producers : DR LARRY J LETNER, KRISTY LOU LETNER, ROCKIN J VETERINARY SERVICES LLC
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
323.19	259.84	259.84	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	259.84	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

DCP Crop Data

Tract 7 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

Tract Number : 236

Description : C3/S19,20/T64/R21
FSA Physical Location : MISSOURI/SULLIVAN
ANSI Physical Location : MISSOURI/SULLIVAN
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MURPHY-BROWN OF MISSOURI, LLC
Other Producers : DR LARRY J LETNER, KRISTY LOU LETNER
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
192.58	155.70	155.70	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	155.70	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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