

LAND AUCTION



480.7 AC± | 5 TRACTS | VERNON CO, MO

RESERVE AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/11/24 | **AUCTION TIME:** 11 AM CT

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

OPEN HOUSE: 8/24 | 9AM-4PM | 19033 S 500 RD, DEERFIELD, MO 64741

Highly Productive Tillable Farm With Home In S.W. Missouri

For those of you who demand excellence and proven agricultural potential, we are proud to present this superb collection of tillable tracts at auction. This highly managed southwest Missouri farm encompasses 480.7± total acres in Vernon County and would be a great addition to your existing farm holdings or investment portfolio. Tracts #1 - #4 comprise 358 +/- acres adjacent to one another 11 miles west of Nevada, tract #5 is 122.3± acres sitting 10 miles southeast of Nevada. The tracts are 15 miles apart in distance. The majority of soil composition in relation to Class 2 and Class 3 tillable percentages is as follows: tracts #1, #2, #4 and #5 are 100%, and tract #3 is 90.04%. In addition to tillable ROI, there are approximately 16 acres of mature pecan trees located on the 358-acre farm, as well as hard and softwood timber including oaks and other native species. Surface water is abundant, including year-round Green Branch Creek which traverses the main farm as well as 5 ponds ranging in size from 3.14± acres to .25 acres. These aspects would lend greatly to hunting or an income-producing hunting lease. Located on the frontage portion of tract #4 is a 5 bedroom/1 bath home, an 80' x 40' barn, 2 grain bins, and an additional 88' x 62' barn. Access is established to tracts #2, #4, and #5. Culverts will need to be installed to #1 and #3 if purchased separately. As you well know, opportunities to purchase established farming tracts of this size in this area are getting harder and harder to come by, take a hard look at this one and determine if it should be part of your farming legacy.



Tract #: All Tracts
Deeded Acres: 480.7±
FSA Farmland Acres: 351.44±
Soil Types: Barden, Hepler and Parsons silt loam, Barco Loam, Liberal Silty Clay Loam, Osage Silty Clay, Bolivar fine sandy loam
Soil PI/NCCPI/CSR2: NCCPI 76.83 on the 358.4 and 70.2 on the 122.3
CRP Acres/payment: NO CRP
Taxes: \$1664.16
Lease Status: Open tenancy after Feb 28, 2026
Possession: Immediate possession subject to current tenant's rights for 2024/25
Survey needed?: If not sold as one tract YES, a survey will be required

TRACT 3: TILLABLE FARM TRACT WITH CREEK IN S.W. MO
82.5± acres to be determined by survey. This tract features 51.24± or 62% tillable land planted in no-till Soybeans in 2024. It is 90.04% Class 2 and Class 3 soils with 67% being Class 2 Hepler silt loam and Barden silt loam. The balance of the tract being in timbered drainage draws and grass lined Green Branch Creek. Access via S 600th Rd. with the installation of culvert if purchased as a separate tract.

Deeded Acres: 82.5±
FSA Farmland Acres: 58.79±
Soil Types: Barden, Hepler and Parsons silt loam, Barco Loam, Osage Silty Clay
Soil PI/NCCPI/CSR2: NCCPI 79.9
CRP Acres/payment: NO CRP
Taxes: TBD after survey
Lease Status: Open tenancy after Feb 28, 2026
Possession: Immediate possession subject to current tenant's rights for 2024/25
Survey needed?: If not sold as one tract YES, a survey will be required
Brief Legal: 85.5± acres pt SE ¼ S14 T35N R33W Vernon Co, MO
PIDs: part of PID 16-6.0-14-0-0-1.0
Lat/Lon: 37.8155/-94.5301
Zip Code: 64741

TRACT 1: GREAT TILLABLE TRACT WITH POND IN S.W. MO
75.5± acres to be determined by survey. This tract features 59.42± acres or 78% tillable land planted to soybeans in 2024. It is 100% Class 2 and Class 3 soils with the majority being Barden silt loam and Barco loam. The balance of the tract is drainage draws and a pond. Access via S 500th Rd. with the installation of a culvert if purchased as a separate tract.

Deeded Acres: 75.5± acres
FSA Farmland Acres: 69.69±
Soil Types: Barden and Parsons silt loam, Barco Loam
Soil PI/NCCPI/CSR2: NCCPI 72.8
CRP Acres/payment: NO CRP
Taxes: TBD after survey
Lease Status: Open tenancy after Feb 28, 2026
Possession: Immediate possession subject to current tenant's rights for 2024/25
Survey needed?: If not sold as one tract YES, a survey will be required
Brief Legal: 75.5± acres located N ½ N ¼ S223 T35N R33W Vernon Co, MO
PIDs: Part of PID 16-6.0-23-0-0-1.0
Lat/Lon: 37.8134/-94.548
Zip Code: 64741

TRACT 4: TILLABLE FARM TRACT WITH HOME IN S.W. MO
84.5± acres to be determined by survey. This tract features 21.87± acres of tillable land planted in tilled and no-till Soybeans in 2024. It is 100% Class 2 and Class 3 soils with the majority being Hepler silt loam and Barco loam. The balance of the tract is home to 16± acres of mature Pecan trees, pasture, 2 ponds, and native trees. It is also the location of a 5 bedroom/1 bath home, 24' x 20' garage, 80' x 40' barn, an 88' x 62' barn and 2 grain bins. Currently accessible via S 500th Rd.

Deeded Acres: 84.5± TBD
FSA Farmland Acres: 37.43±
Soil Types: Barden, Hepler and Parsons silt loam, Barco Loam, Liberal Silty Clay Loam, NCCPI 70.2
Soil PI/NCCPI/CSR2: NCCPI 70.2
CRP Acres/payment: NO CRP
Taxes: TBD after survey
Lease Status: Open tenancy after Feb 28, 2026
Possession: Immediate possession subject to current tenant's rights for 2024/25
Survey needed?: If not sold as one tract YES, a survey will be required
Brief Legal: 84.5± acres S ½ SW ¼ S14 and Part NW ¼ S23 T35N R33W Vernon Co, MO
PIDs: Part of PID 16-6.0-23-0-0-1.0, part of PID 16-6.0-14-0-0-1.0
Lat/Lon: 37.8134/-94.548
Zip Code: 64741

TRACT 2: TILLABLE TRACT WITH ALL CLASS 1 AND CLASS 2 SOILS IN S.W.

Missouri 117.4± acres to be determined by survey. This tract features 96.41± acres or 82% tillable land planted to soybeans in 2024. It is 100% Class 2 and Class 3 soils with the majority being Barden silt loam and Parsons silt loam. The balance of the tract being timbered drainage draws and ponds. Currently accessible via S 600th Rd.

Deeded Acres: 117.5±
FSA Farmland Acres: 103.99±
Soil Types: Barden, Hepler and Parsons silt loam, Barco Loam, Osage Silty Clay
Soil PI/NCCPI/CSR2: NCCPI 77.2
CRP Acres/payment: NO CRP
Taxes: TBD after survey
Lease Status: Open tenancy after Feb 28, 2026
Possession: Immediate possession subject to current tenant's rights for 2024/25
Survey needed?: If not sold as one tract YES, a survey will be required
Brief Legal: 117.4± acres N ½ NE ¼ S23 and pt S ½ SE ¼ S14 T35N R33W Vernon Co, MO
PIDs: Part of PID 16-6.0-23-0-0-1.0, part of PID 16-6.0-14-0-0-1.0
Lat/Lon: 37.8128/-94.5302
Zip Code: 64741

TRACT 5: GREAT TILLABLE FARM WITH 100% Class 2 And Class 3 Soils In S.W. MO. 122.3± acres featuring 105± acres or 85% tillable land planted in corn in 2024. It is 100% Class 2 and Class 3 soils with the majority being Parsons silt loam, Barco loam, and Barden silt loam. The balance of the tract is in timbered water-way and drainages. Currently accessible by S 2300 Rd. From Exit 95 of the I-49 and E Hwy exit at Milo, MO go East 5 miles to S 2300 Rd on the North side of E. Go North .4 miles to the property driveway on the West side of the road.

Deeded Acres: 122.3±
FSA Farmland Acres: 105.85±
Soil Types: Barden and Parsons silt loam, Barco Loam, Bolivar fine sandy loam
Soil PI/NCCPI/CSR2: NCCPI 70.2
CRP Acres/payment: NO CRP
Taxes: \$259.13
Lease Status: Open tenancy after Feb 28, 2026
Possession: Immediate possession subject to current tenant's rights for 2024/25
Survey needed?: If not sold as one tract YES, a survey will be required
Brief Legal: 122.3± acres located S ½ NE ¼ and pt of N ½ SE ¼ S 34 T35N R30W Vernon Co, MO
PIDs: PID 19-8.0-34-0-0-4.0
Lat/Lon: 37.7671/-94.2202 for the 122.3
Zip Code: 64741

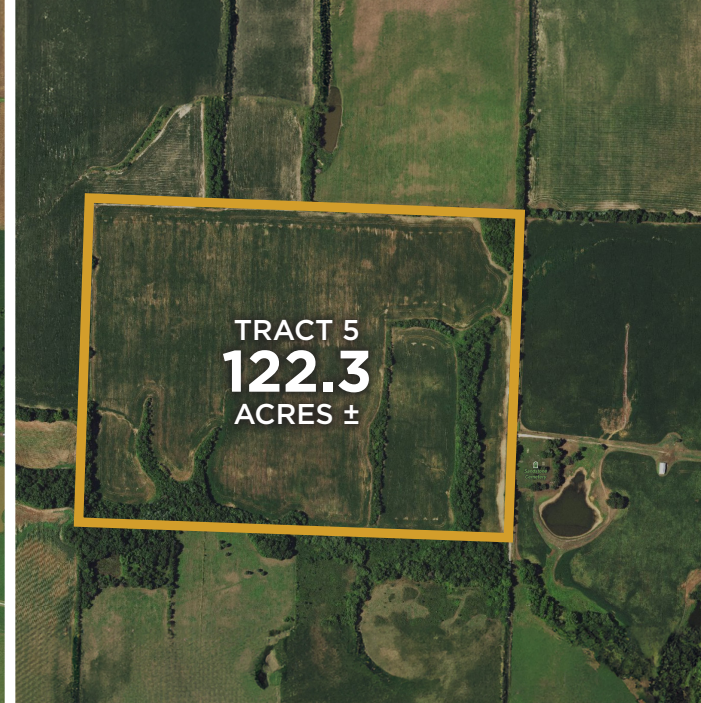
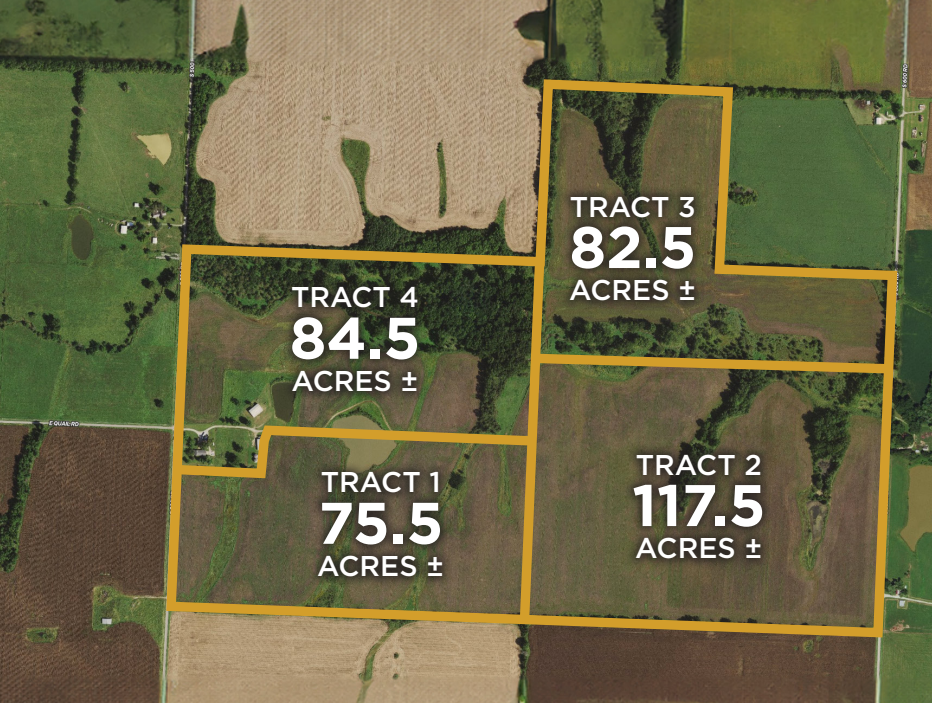
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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