

Land Auction

— The Burrel & Mimi Harris Farm

MISSOURI • ADAIR COUNTY

BIDDER INFORMATION BOOKLET

**WEDNESDAY,
NOVEMBER 12TH AT 6PM**

Held at the White Oaks Event Center
23255 State Highway 11, Kirksville, MO



Anthony Peoples (660) 651-6501
www.peopleslandco.com

532.96 SURVEYED
ACRES
OFFERED IN 6 TRACTS

Land Auction

532.96
SURVEYED ACRES
OFFERED IN 6 TRACTS

Dear Friends,

On behalf of the Harris family and Peoples Land Co., we would like to sincerely thank you for your interest in the Burrel and MiMi Harris Farm.

It is not every day that a farm of this caliber comes available to the public. The Harris family has poured their time, effort, and passion into creating a farm that is both productive and beautiful. This sale represents an opportunity to purchase not just acres, but a piece of a family legacy that has been cared for with the highest level of respect for the land.

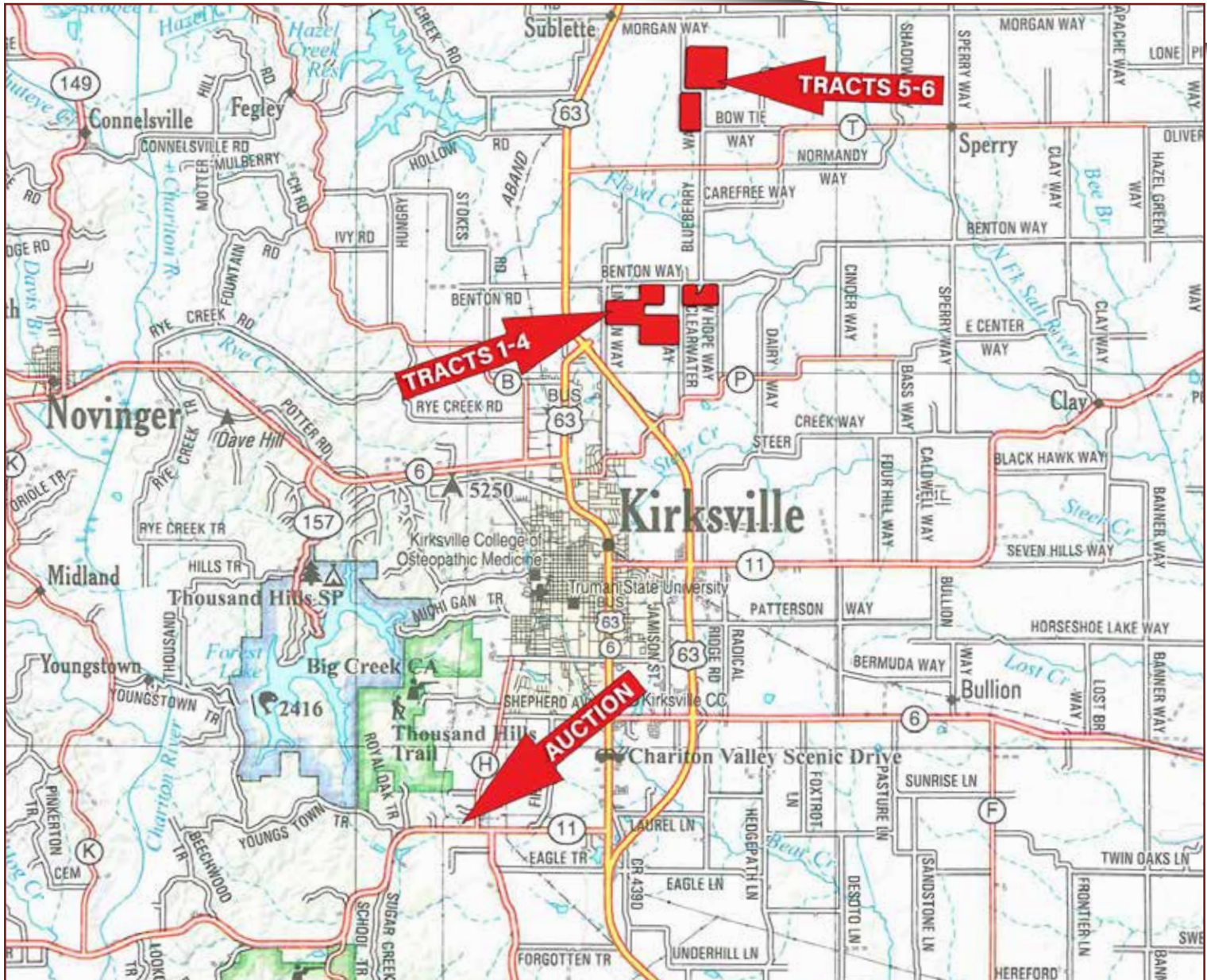
We appreciate your participation and interest in this special offering. Good luck in your bidding, and thank you again for being a part of this historic auction.

With gratitude,
Peoples Land Co., LLC
On behalf of the Harris Family



The Burrel & Mimi Harris Farm

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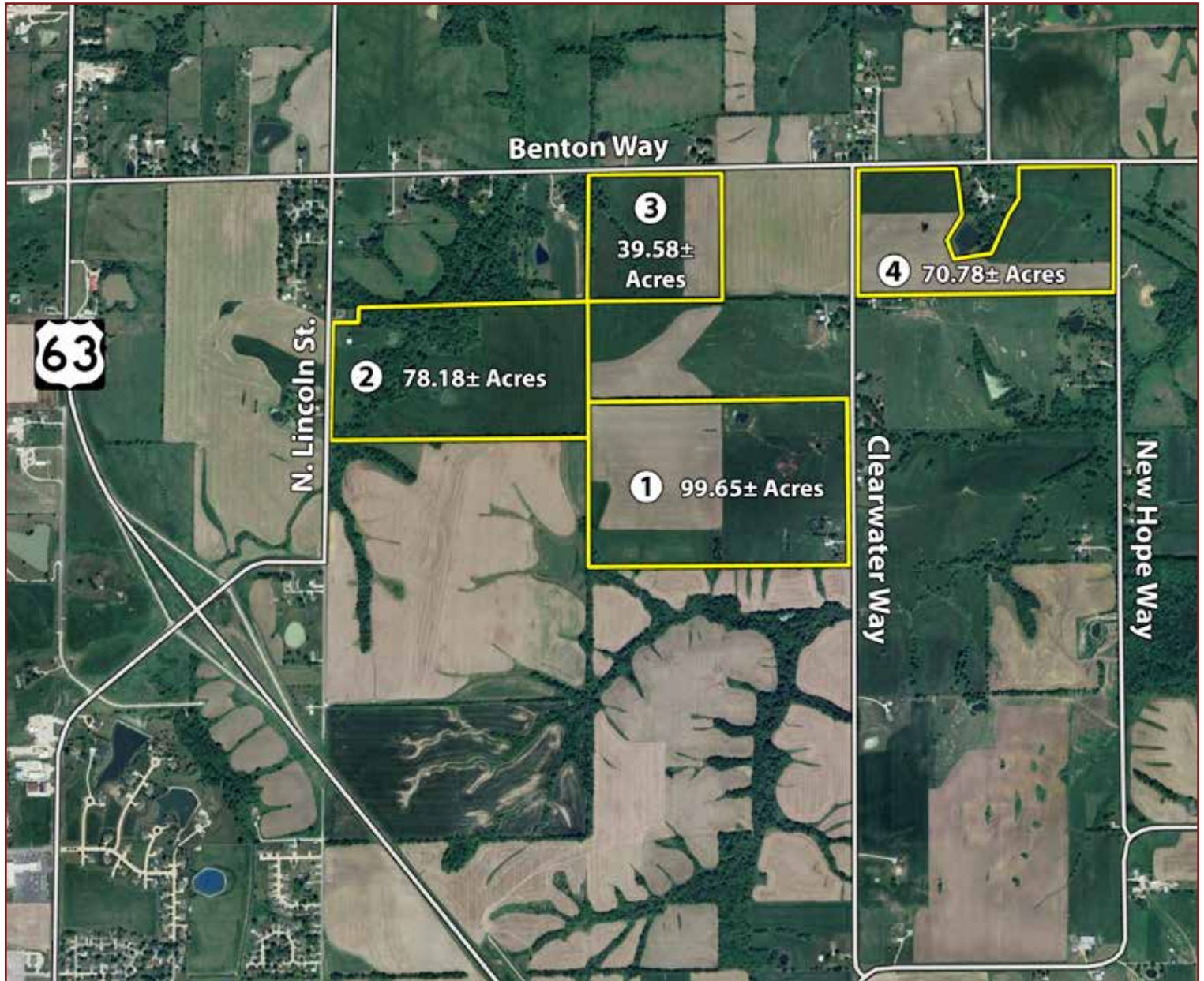


This exceptional Adair County property, totaling 525± acres, will be offered on Wednesday, November 12th, at 6:00 PM at the White Oaks Event Center, 23255 State Highway 11, Kirksville, MO.

The farm will be sold using the Buyers Choice Method in six highly desirable tracts, giving bidders the flexibility to purchase one tract, multiple tracts, or the entire farm.

Land Auction

532.96
SURVEYED ACRES
OFFERED IN 6 TRACTS



The Harris farm represents one of the most well-cared-for properties in the region. Consisting of highly productive tillable acres, well-maintained pasture, and hay ground, this farm is truly a turnkey operation for row crop producers, cattlemen, or investors looking for land with excellent income potential. The majority of the farm lays exceptionally well and is located just off Highway 63, providing easy access and convenient proximity to Kirksville.

The Burrel & Mimi Harris Farm

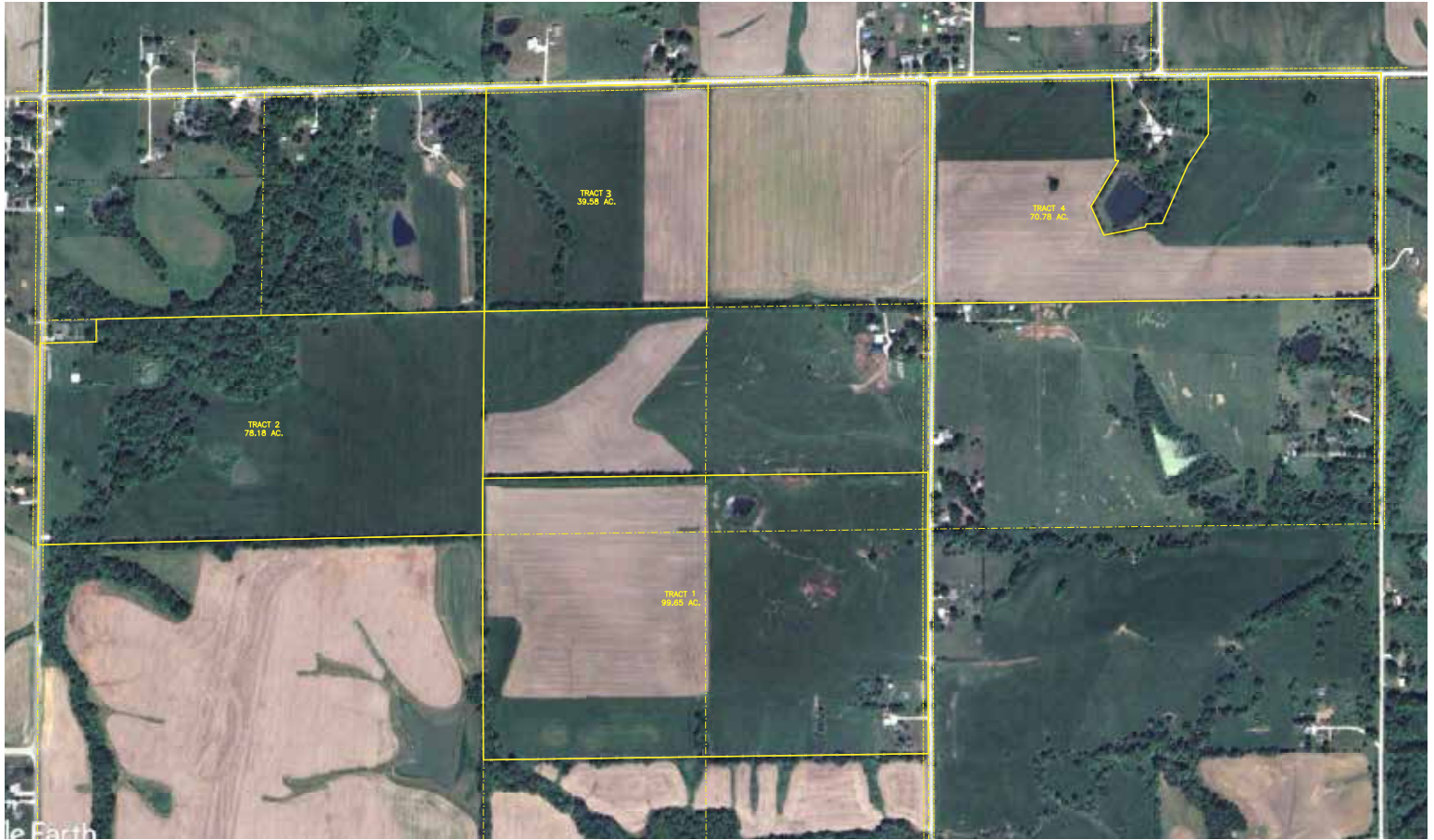
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In addition to its agricultural value, this farm offers premier building sites with beautiful views. Whether you are seeking to expand your current operation or build your dream home in the countryside, this property provides a rare opportunity to do so in one of northeast Missouri's most sought-after areas. The location, combined with the quality of the land, makes this farm an investment that will be appreciated by generations to come.

Burrel and MiMi Harris were true stewards of the land. They were ahead of their time when it came to soil conservation, implementing practices that preserved soil health and productivity for decades to come. Their foresight and dedication to caring for the farm have resulted in a property that stands out for its fertility, sustainability, and overall condition.

Tracts 1-4 Survey Map



The Burrel & Mimi Harris Farm
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Tract 5-6 Survey Map



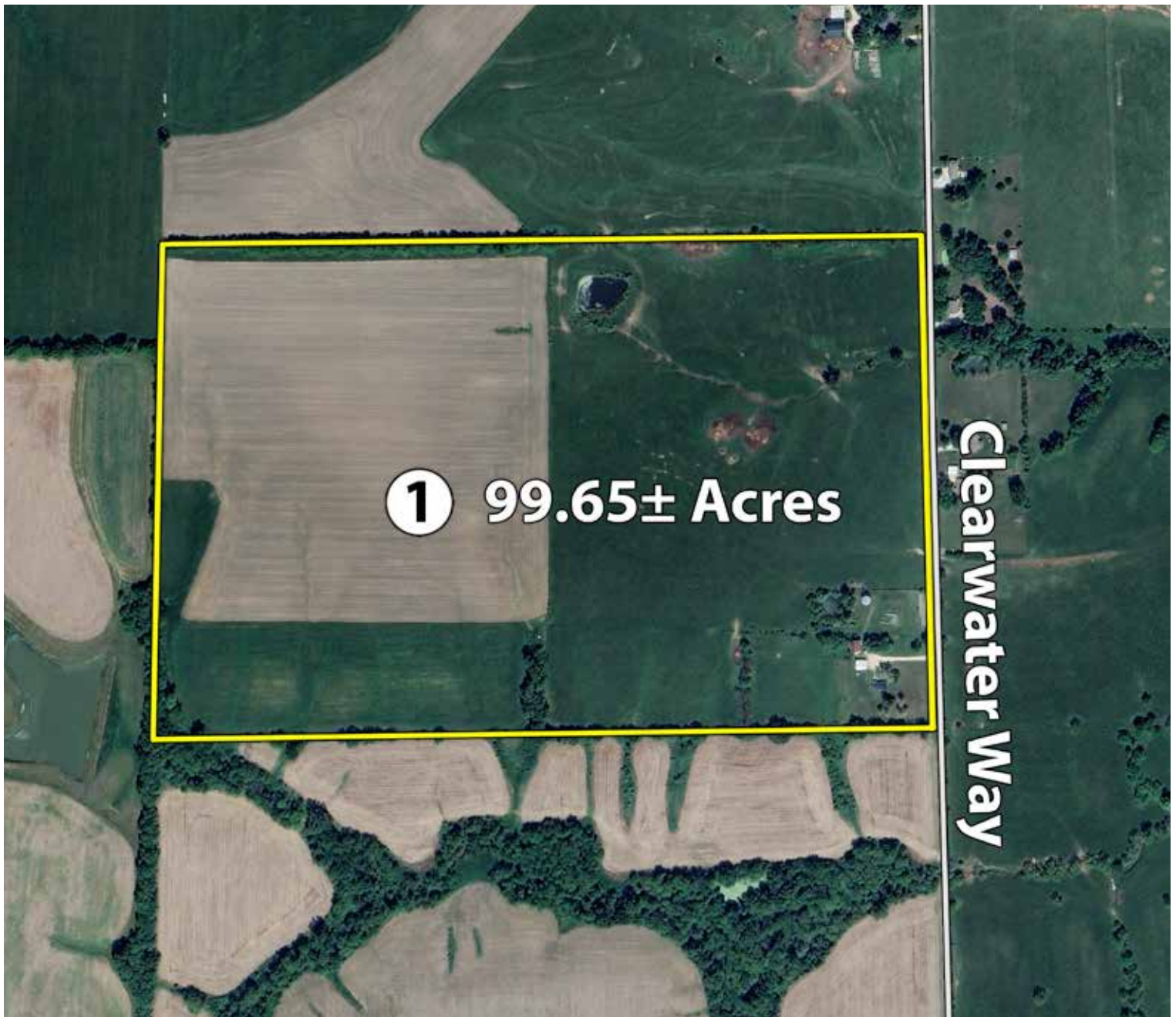
Tract 1

Tract 1 – 99.65 Surveyed Acres

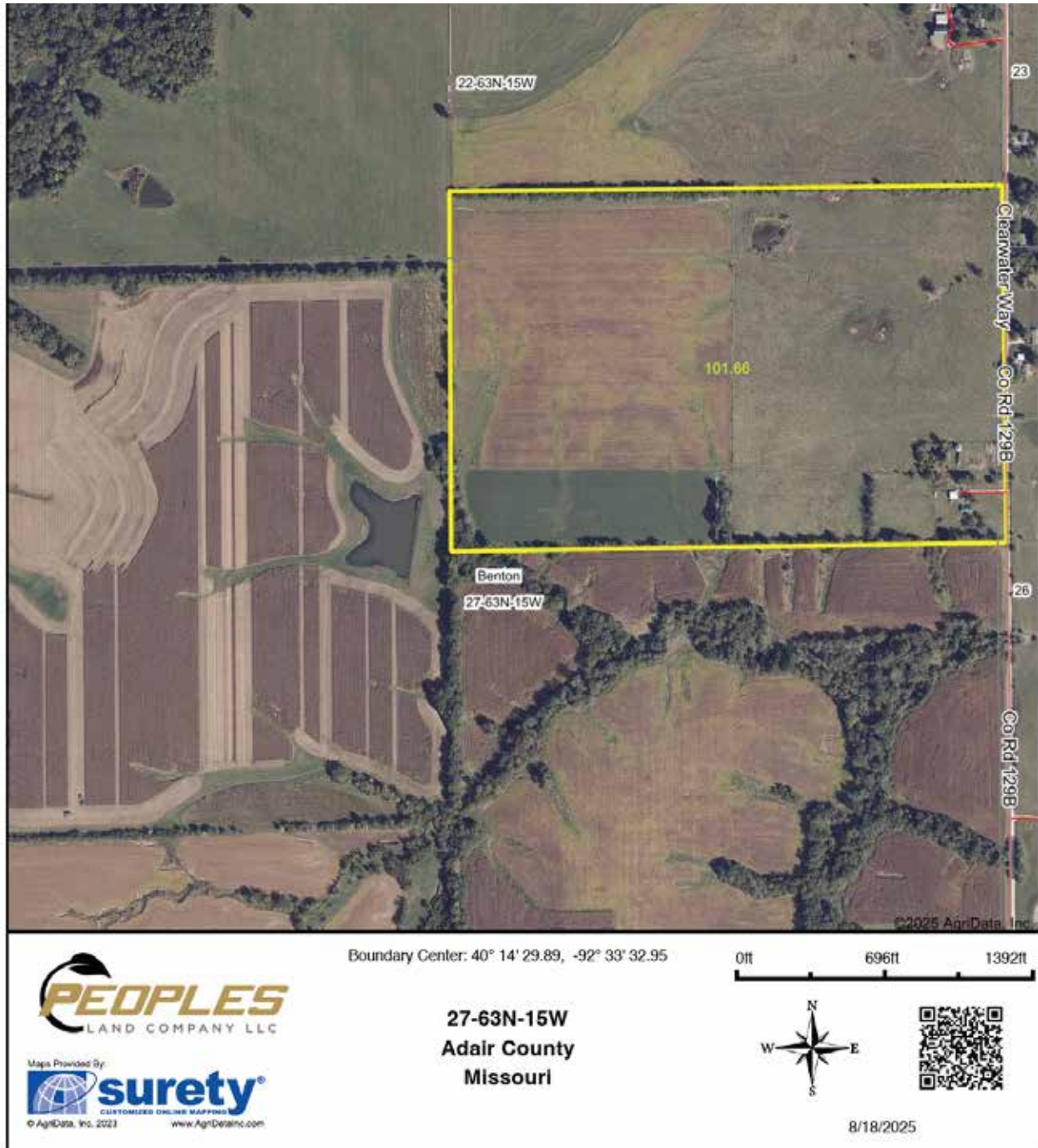
Tract 1 represents a highly desirable 100-acre m/l farm that offers a little bit of everything and is ideally located just minutes from Kirksville. This farm features 47 FSA-indicated tillable acres, with the balance currently utilized for hay and pasture, making it a great combination row crop and livestock property. Improvements on Tract 1 include an older country home, a nice shed, and a grain bin, giving the buyer a strong foundation for immediate use or future updates. Additional highlights include good perimeter fencing, multiple potential build sites, and excellent access from its prime location. Whether you are looking to expand your farming operation, acquire a property with great investment potential, or secure a quiet building spot close to town, Tract 1 checks all the boxes.



Tract 1 Aerial Map



Tract 1 FSA Map



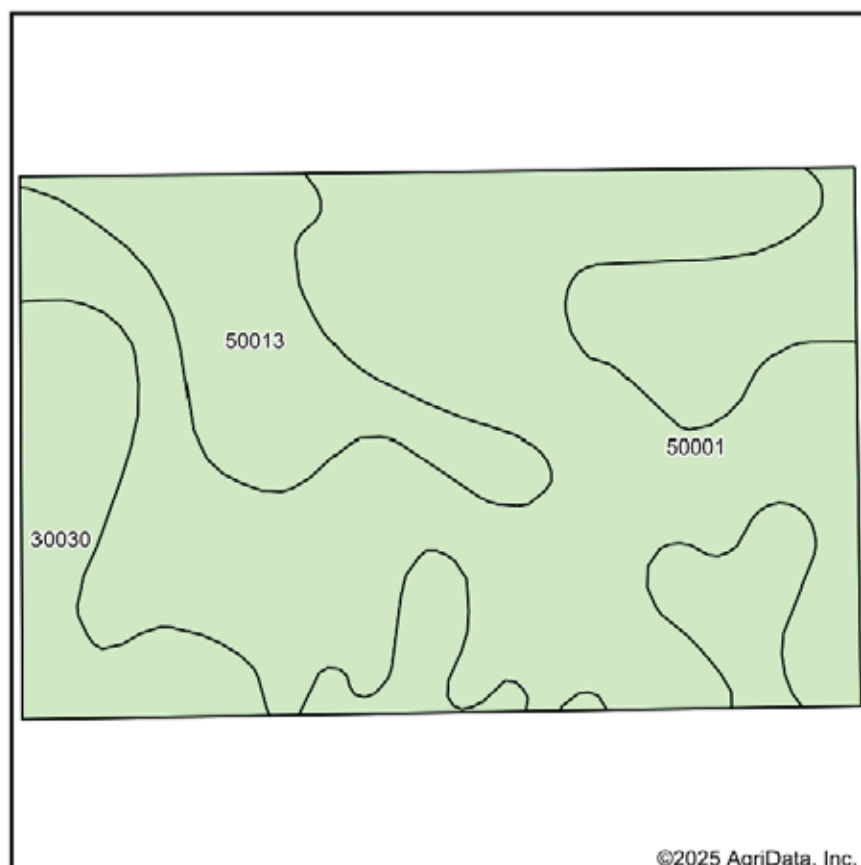
The Burrel & Mimi Harris Farm

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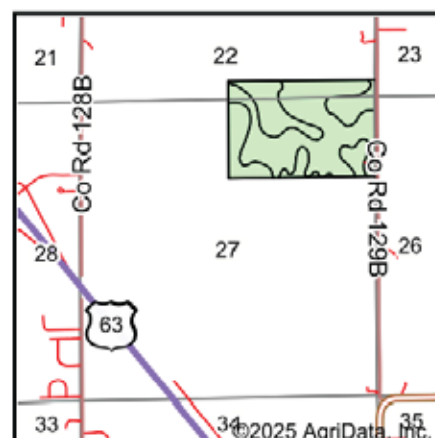
Tract 1 Soils Map

Soils Map



Soils data provided by USDA and NRCS.

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State: **Missouri**
 County: **Adair**
 Location: **27-63N-15W**
 Township: **Benton**
 Acres: **101.66**
 Date: **8/18/2025**



Maps Provided By:



Area Symbol: MO001, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Soybeans
50001	Armstrong loam, 5 to 9 percent slopes, eroded	59.82	58.8%	IVe	49
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	27.31	26.9%	IVe	41
50013	Adco silt loam, 1 to 3 percent slopes	14.53	14.3%	IIc	57
Weighted Average				3.71	*n 48

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 2



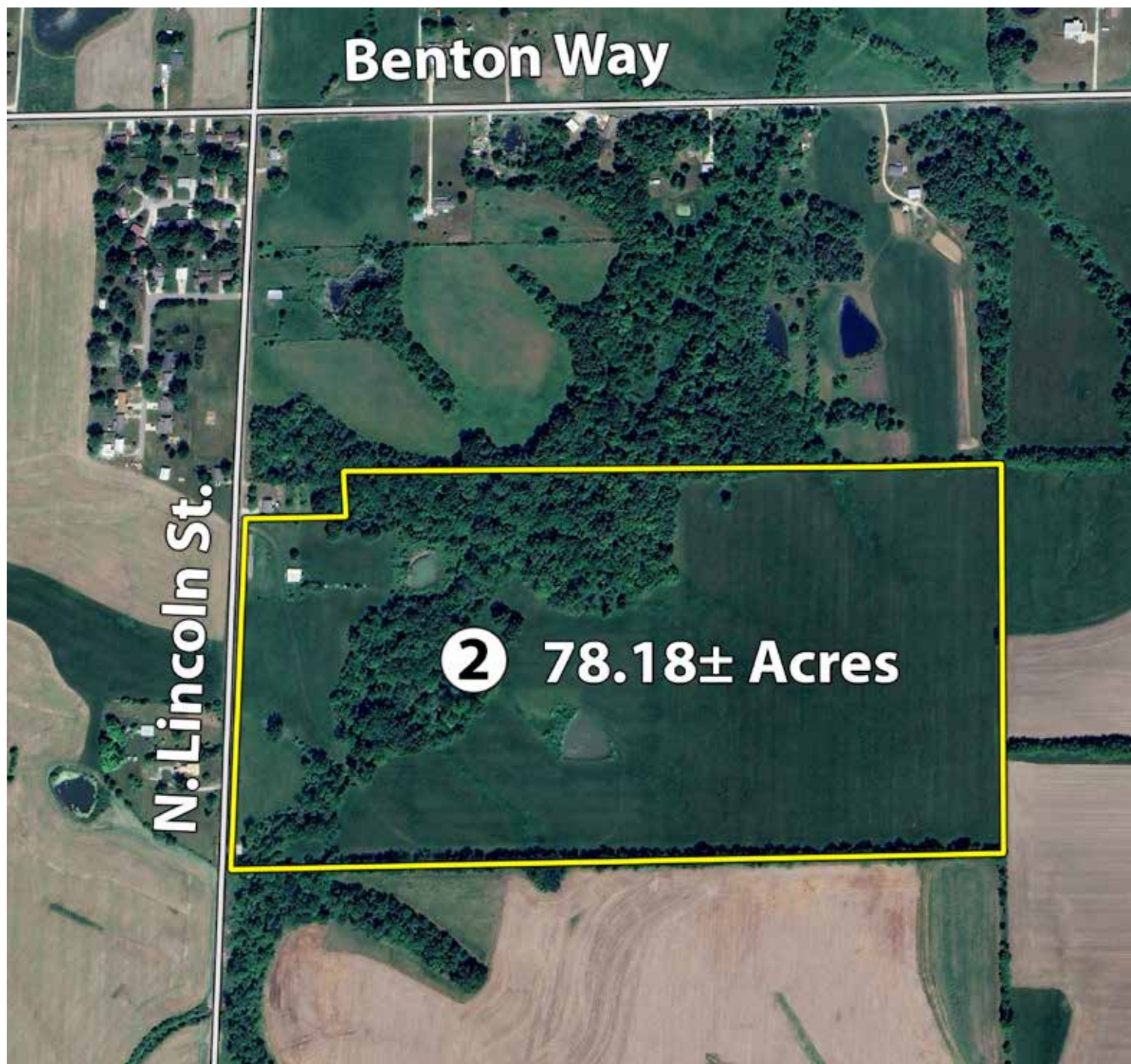
Tract 2 – 78.18 Surveyed Acres

Tract 2 consists of 57 FSA-indicated acres currently utilized for hay production. The balance is in grass, giving the new owner flexibility for hay, pasture, or future row crop production. This tract boasts gently rolling topography, multiple attractive build sites, and excellent access to Highway 63 and Kirksville, making it a highly convenient and versatile property. With its productive acres, appealing location, and development potential, Tract 2 is well-suited for farmers, investors, or anyone seeking a beautiful building spot close to town.

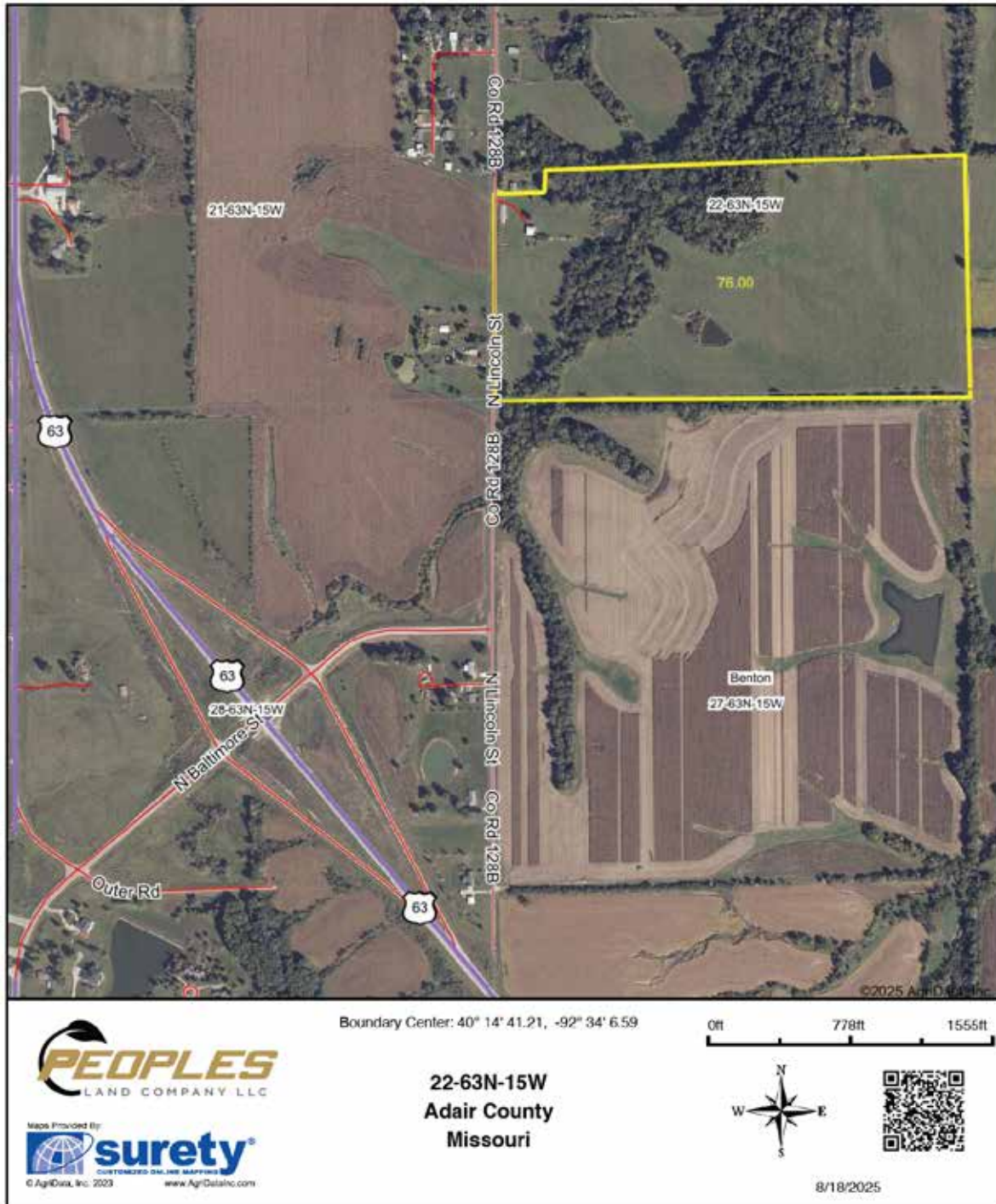
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Tract 2 Aerial Map



Tract 2 FSA Map

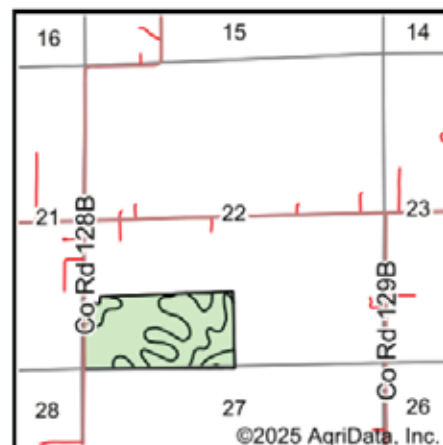
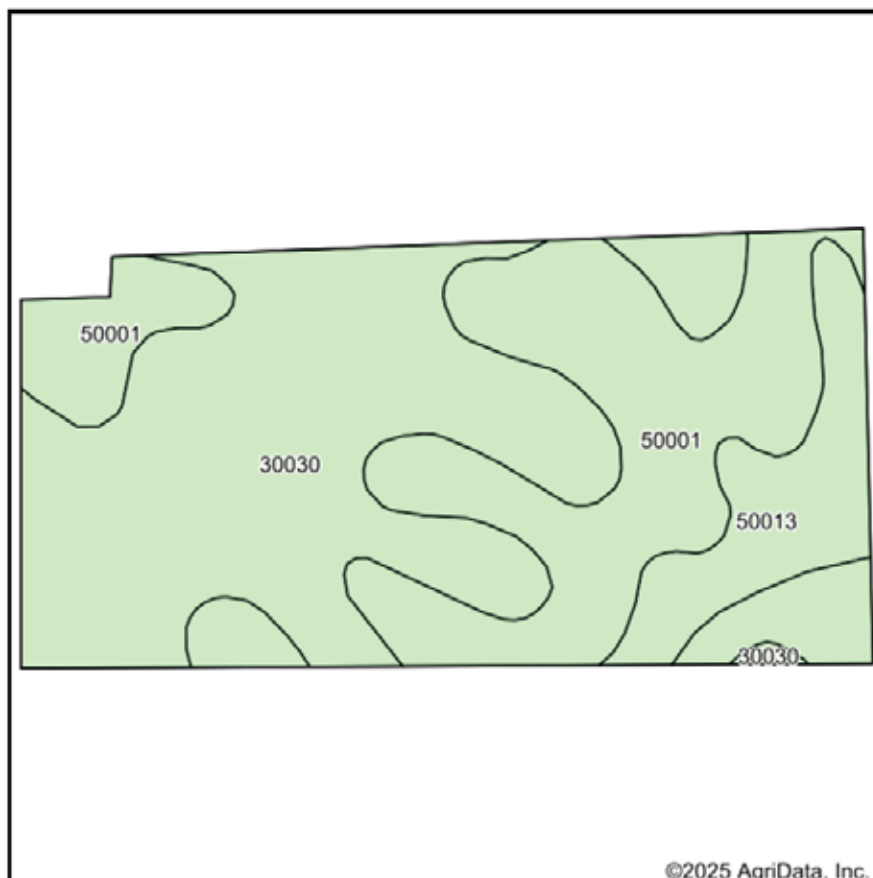


The Burrel & Mimi Harris Farm

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Tract 2 Soils Map



State: **Missouri**
 County: **Adair**
 Location: **22-63N-15W**
 Township: **Benton**
 Acres: **76**
 Date: **8/18/2025**



Area Symbol: MO001, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Soybeans
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	37.07	48.7%	IVe	41
50001	Armstrong loam, 5 to 9 percent slopes, eroded	30.75	40.5%	IVe	49
50013	Adco silt loam, 1 to 3 percent slopes	8.18	10.8%	Ile	57
Weighted Average				3.78	*n 46

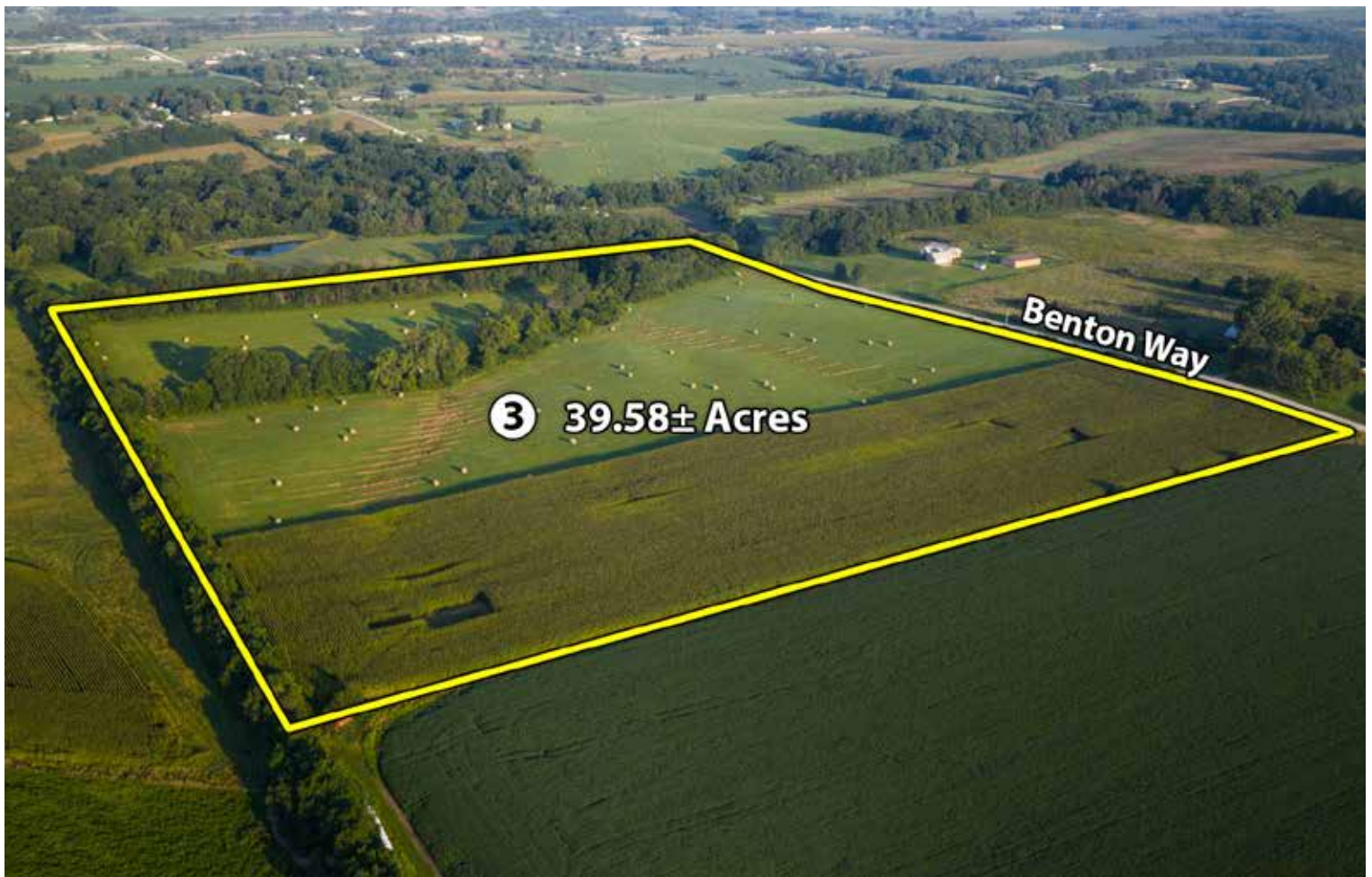
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 3

Tract 3 – 39.58 Surveyed Acres

Tract 3 offers 11.6 FSA-indicated tillable acres and approximately 24 acres currently in hay production. The balance is in grass, making this a versatile smaller tract with a great mix of productivity and open space. This tract features excellent access off Benton Way, good fences, and several attractive build sites in a convenient and desirable location. Tract 3 is a perfect opportunity for those looking for a smaller farm close to town, an ideal building site, or a combination hobby farm and income-producing property.



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Tract 3 Aerial Map



Tract 3 FSA Map

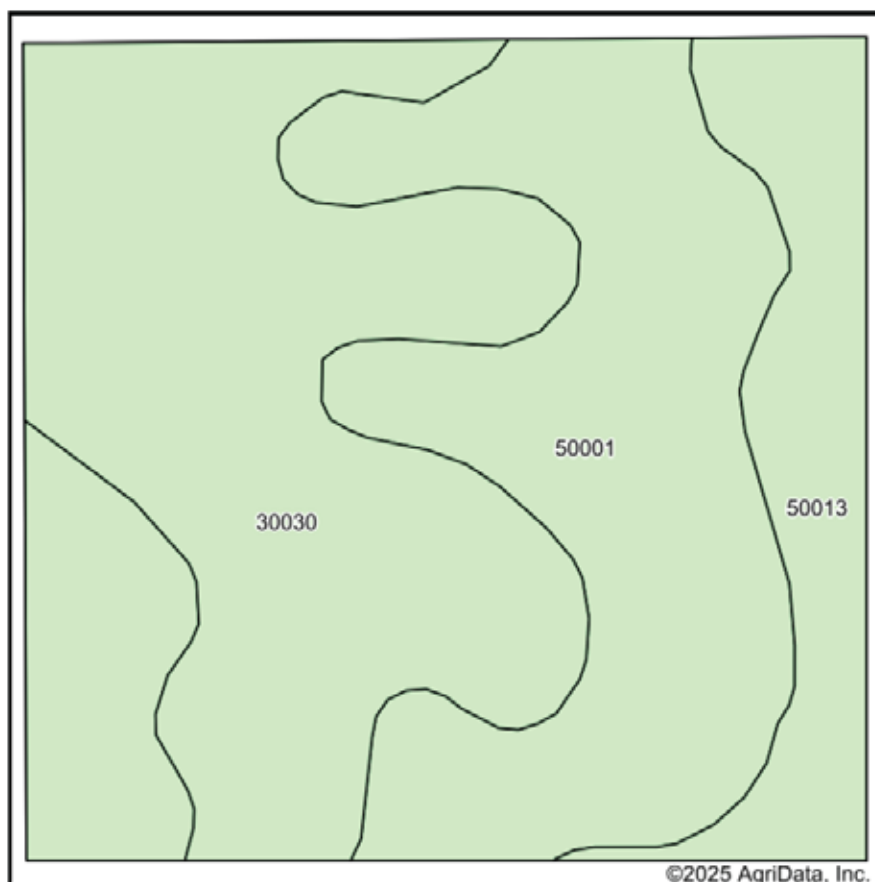


The Burrel & Mimi Harris Farm

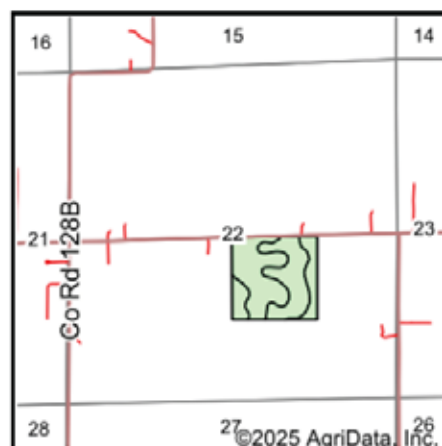
WED, NOVEMBER 12TH AT 6PM



Tract 3 Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Adair**
 Location: **22-63N-15W**
 Township: **Benton**
 Acres: **40.59**
 Date: **8/18/2025**



Area Symbol: MO001, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Soybeans
50001	Armstrong loam, 5 to 9 percent slopes, eroded	17.88	44.0%	IVe	49
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	17.25	42.5%	IVe	41
50013	Adco silt loam, 1 to 3 percent slopes	5.46	13.5%	Ile	57
Weighted Average				3.73	*n 46.7

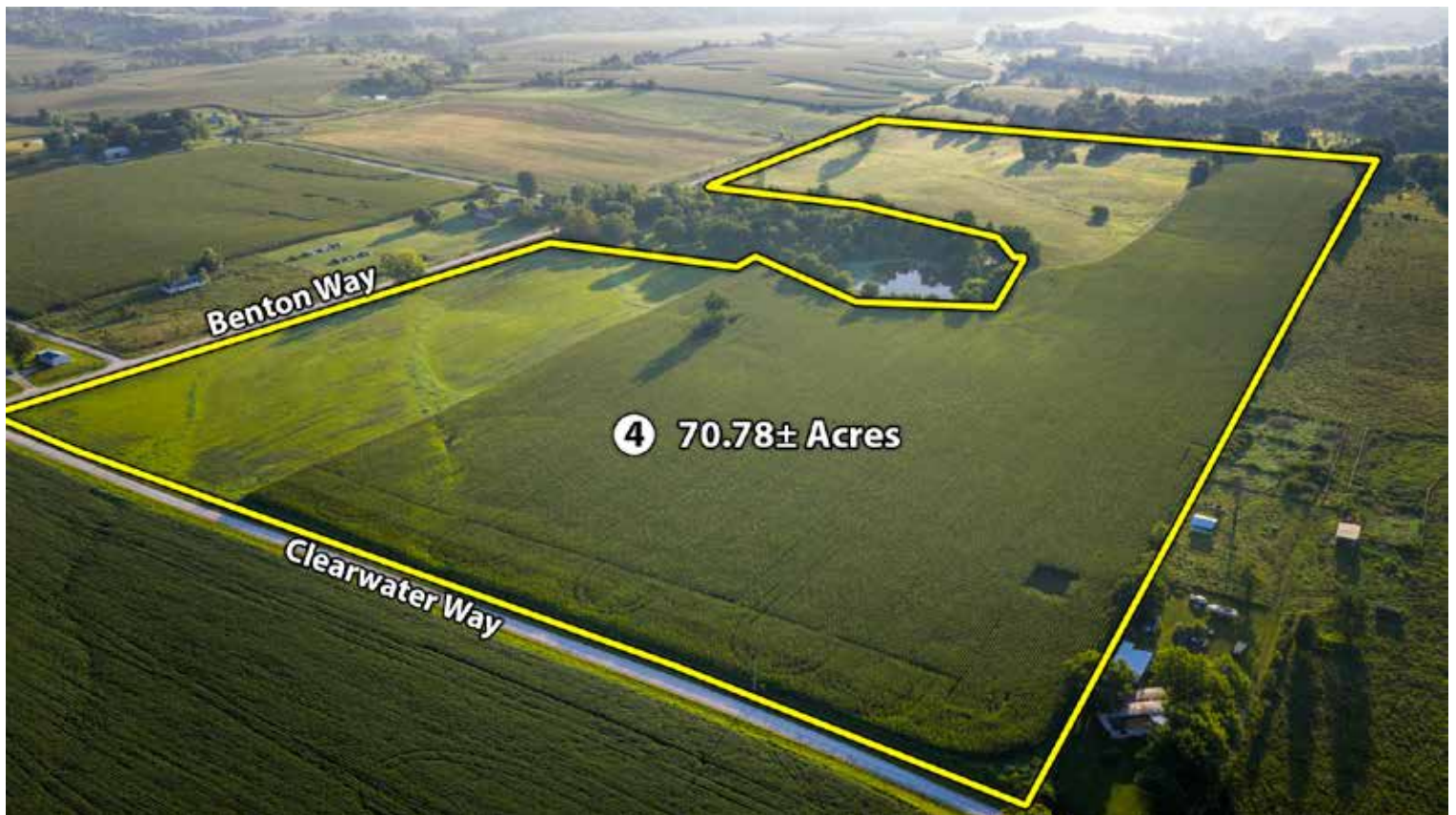
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 4

Tract 4 – 70.78 Surveyed Acres

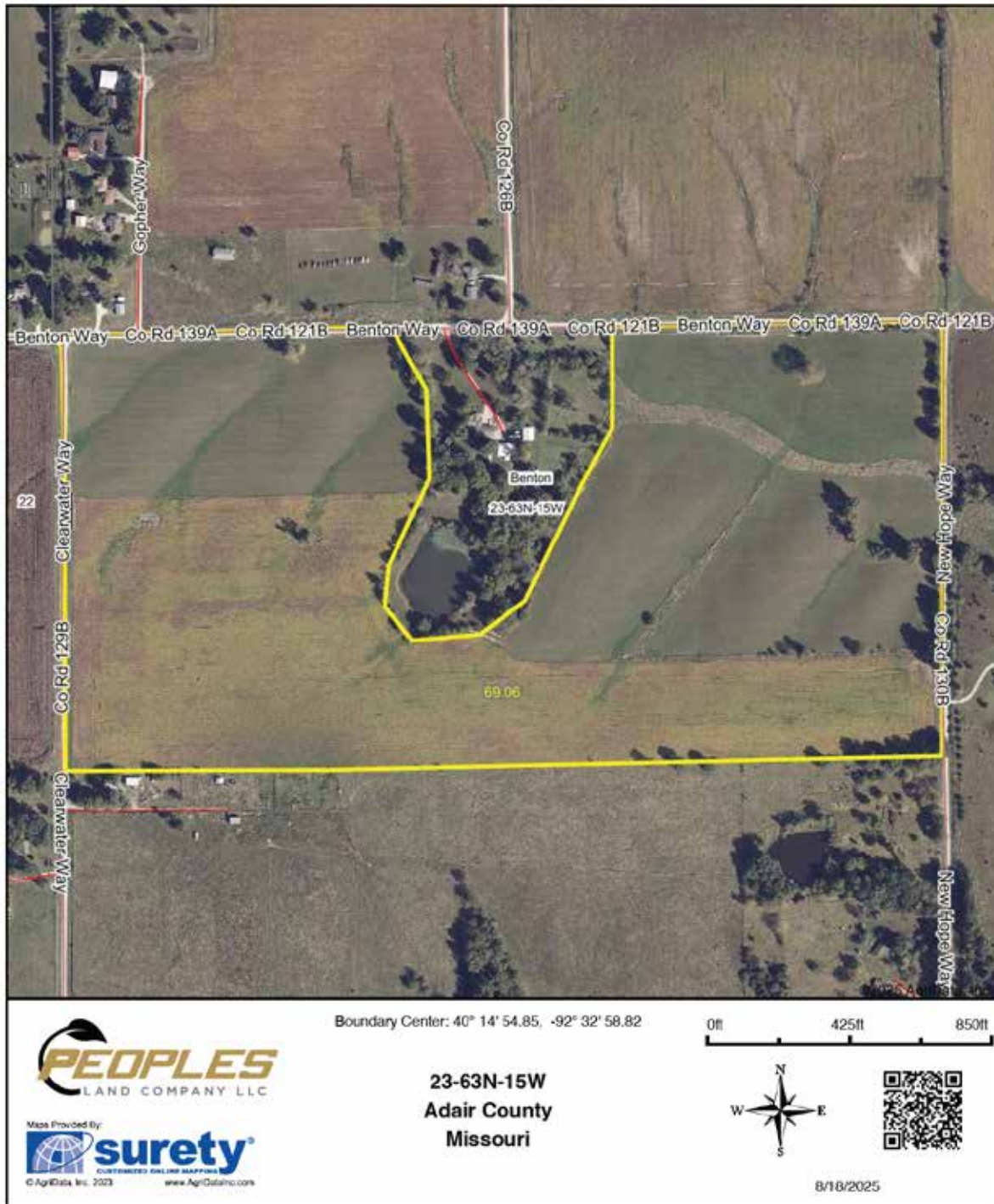
Tract 4 is a beautiful farm with 42 FSA-indicated tillable acres and the balance in hay and pasture. This tract features gently rolling topography and offers multiple options for farming, grazing, or future development. With road frontage on three sides, Tract 4 boasts excellent access, sweeping views, and several potential build sites. Its layout and location make it a versatile property that will appeal to farmers, investors, or those seeking a scenic spot to build near Kirksville.



Tract 4 Aerial Map



Tract 4 FSA Map

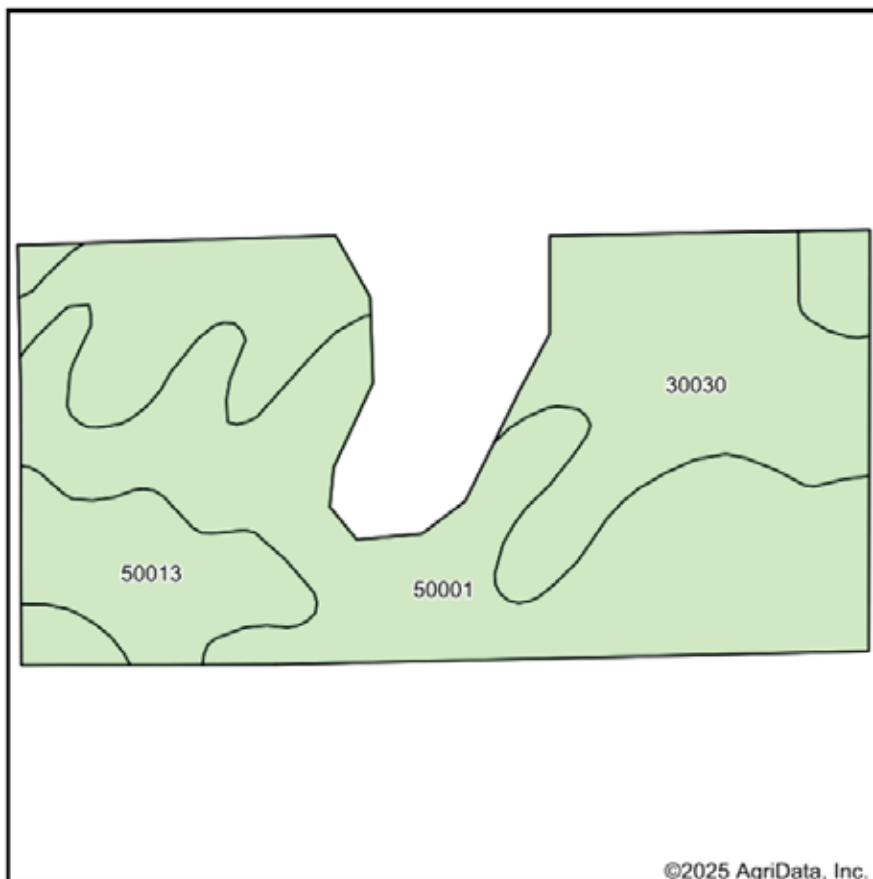


The Burrel & Mimi Harris Farm

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Tract 4 Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Adair**
 Location: **23-63N-15W**
 Township: **Benton**
 Acres: **69.06**
 Date: **8/18/2025**



Maps Provided By:



Area Symbol: MO001, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Soybeans
50001	Armstrong loam, 5 to 9 percent slopes, eroded	34.39	49.8%	IVe	49
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	26.93	39.0%	IVe	41
50013	Adco silt loam, 1 to 3 percent slopes	7.74	11.2%	Ile	57
Weighted Average				3.78	*n 46.8

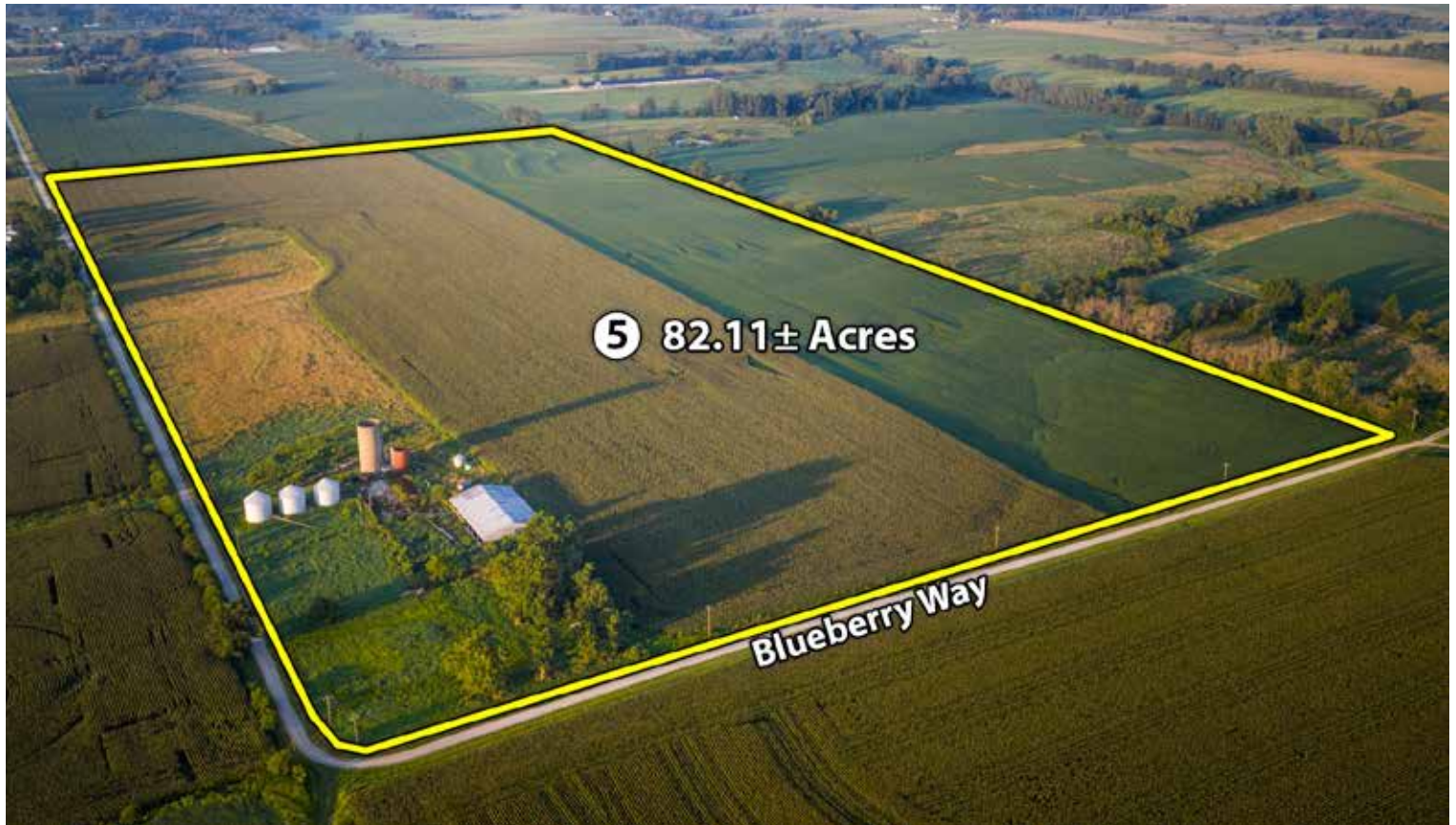
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 5

Tract 5 – 82.11 Surveyed Acres

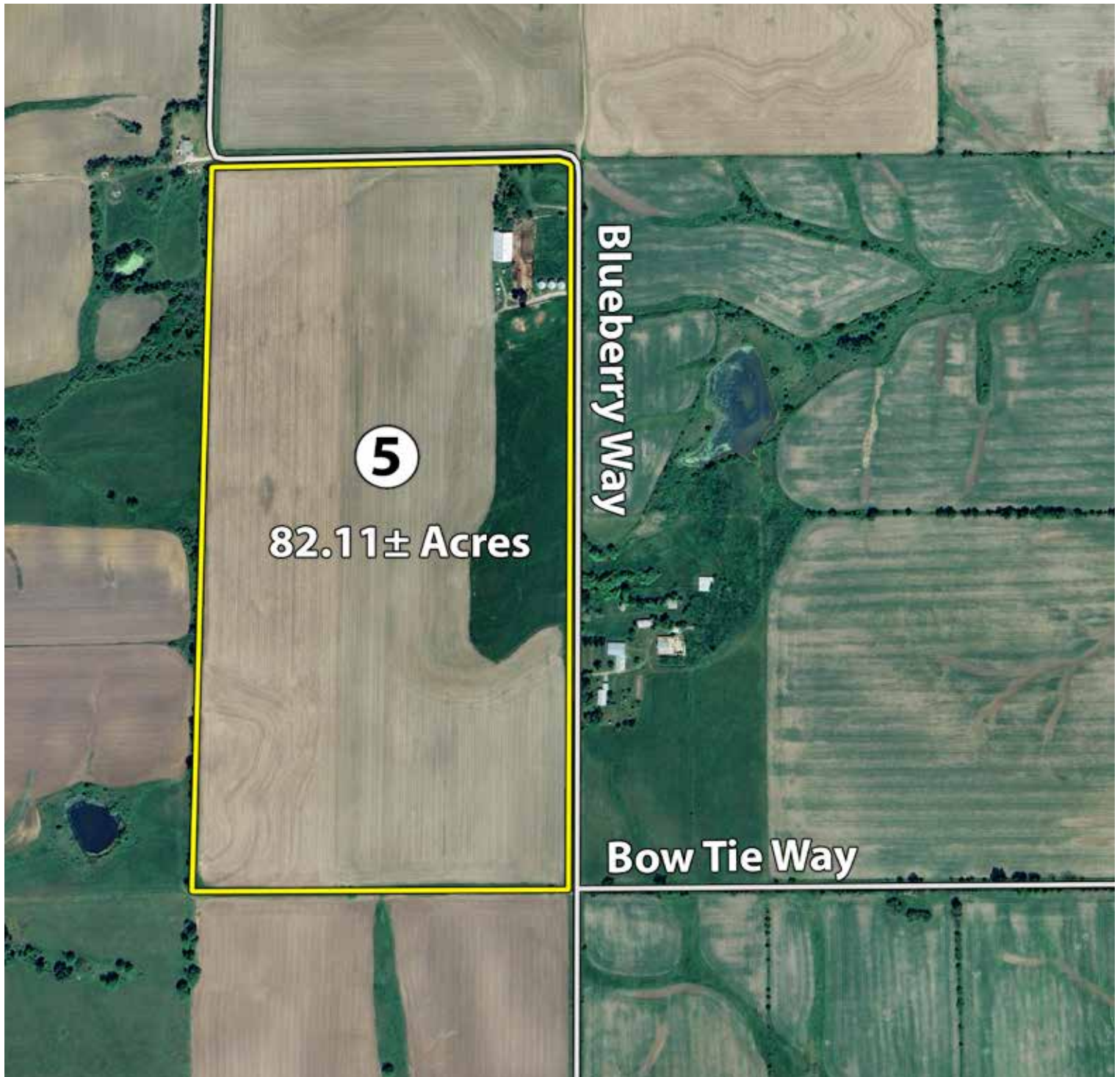
Tract 5 consists of 69 FSA-indicated cropland acres, offering a highly productive and efficient row crop farm. The balance is in hay ground and improvement sites, providing additional utility and flexibility. This tract includes an equipment shed and grain bins, making it ready for immediate farming use. The farm lays beautifully and is a true showcase of the Harris family's care and stewardship over the years. Tract 5 is an excellent opportunity to purchase a top-quality, well-improved farm in a prime location near Kirksville.



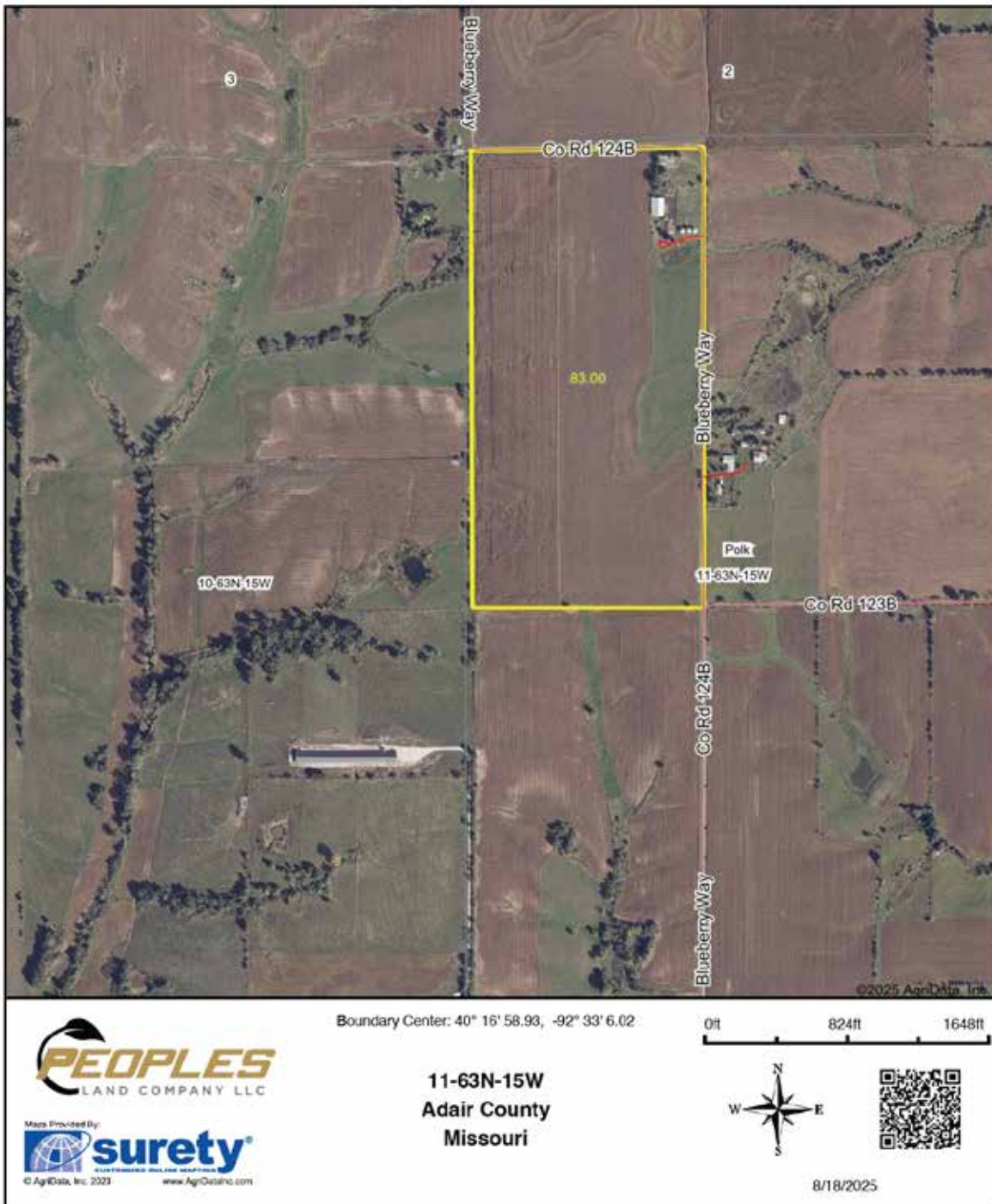
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Tract 5 Aerial Map



Tract 5 FSA Map

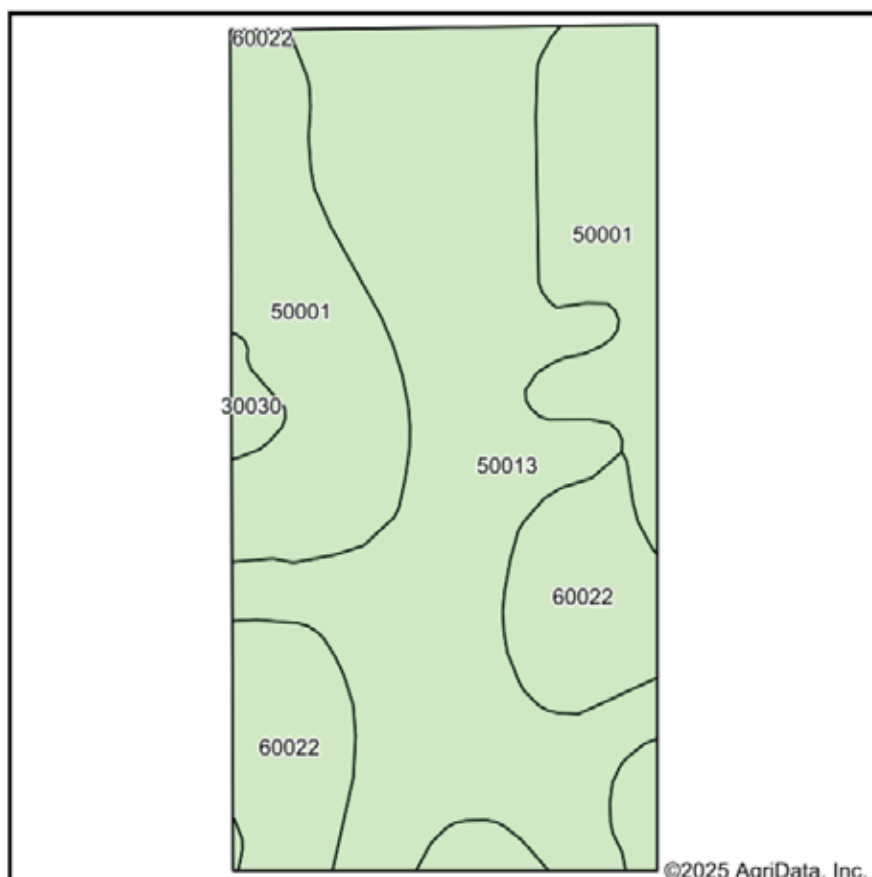


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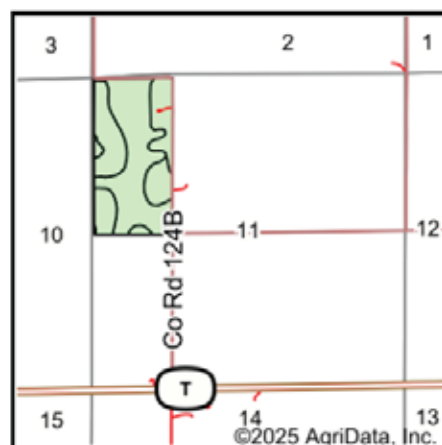
WED, NOVEMBER 12TH AT 6PM



Tract 5 Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Adair**
 Location: **11-63N-15W**
 Township: **Polk**
 Acres: **83**
 Date: **8/18/2025**



Maps Provided By:



Area Symbol: MO001, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Soybeans
50013	Adco silt loam, 1 to 3 percent slopes	41.24	49.7%	Ile	57
50001	Armstrong loam, 5 to 9 percent slopes, eroded	25.12	30.3%	IVe	49
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	15.71	18.9%	IIle	51
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.93	1.1%	IVe	41
Weighted Average				2.82	*n 53.3

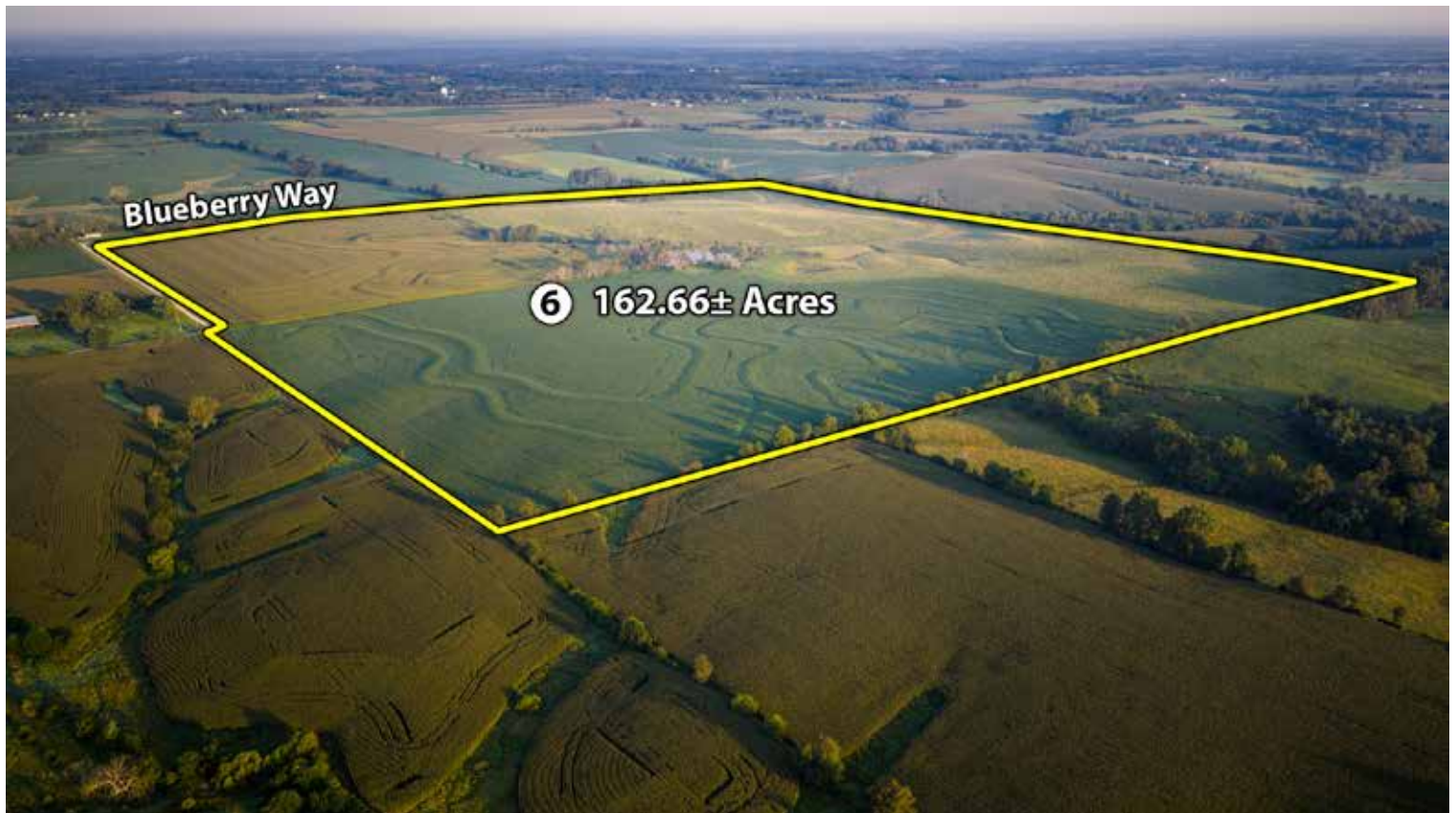
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 6

Tract 6 – 162.66 Surveyed Acres

Tract 6 represents a highly desirable 160-acre m/l farm with 80 FSA-indicated cropland acres. The balance is made up of rolling pasture with good fences and reliable water sources, creating an ideal combination farm. The cropland is terraced and well-maintained, ready for continued row crop production. This tract offers both immediate income potential and long-term investment value, making it a great addition to any existing operation or a strong foundation for future agricultural use.



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Tract 6 Aerial Map



Tract 6 FSA Map

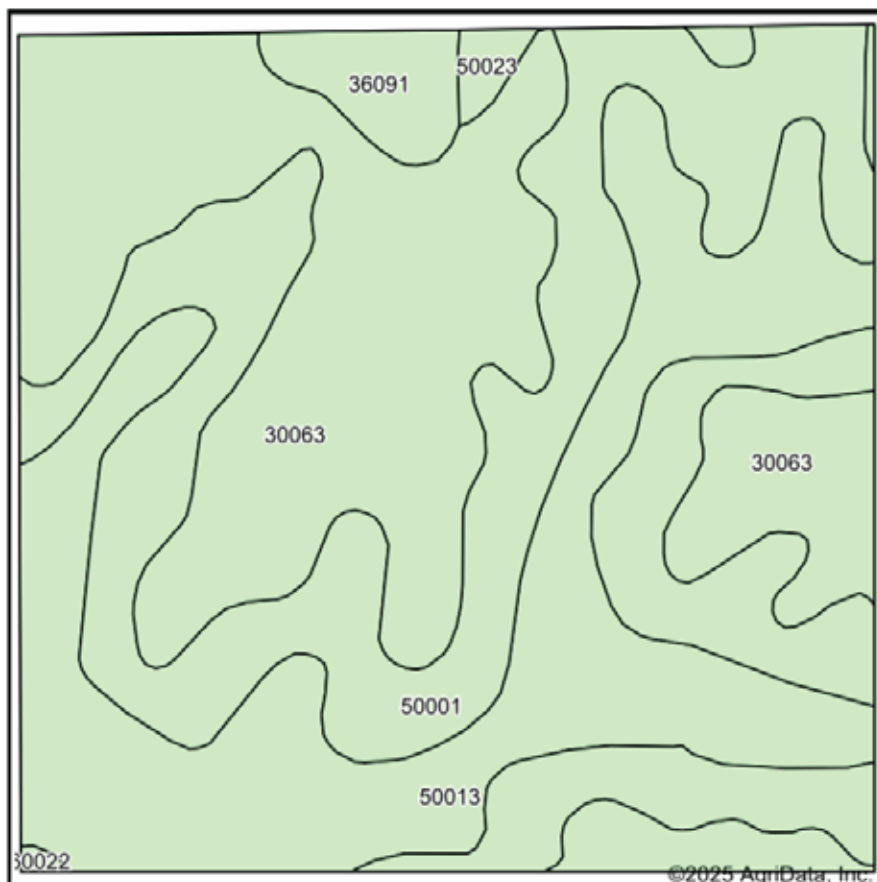


The Burrel & Mimi Harris Farm

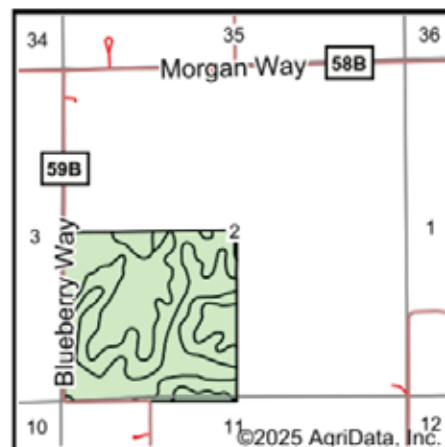
WED, NOVEMBER 12TH AT 6PM



Tract 6 Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Adair**
 Location: **2-63N-15W**
 Township: **Polk**
 Acres: **162.43**
 Date: **8/18/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO001, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Soybeans
50001	Armstrong loam, 5 to 9 percent slopes, eroded	57.13	35.1%	IVe	49
30063	Gara loam, 9 to 14 percent slopes, moderately eroded	55.21	34.0%	IVe	48
50013	Adco silt loam, 1 to 3 percent slopes	43.94	27.1%	Ile	57
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	4.15	2.6%	IIIw	79
50023	Gara fine sandy loam, 14 to 20 percent slopes, eroded	1.80	1.1%	VIe	53
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	0.20	0.1%	IIIe	51
Weighted Average				3.45	*n 51.6

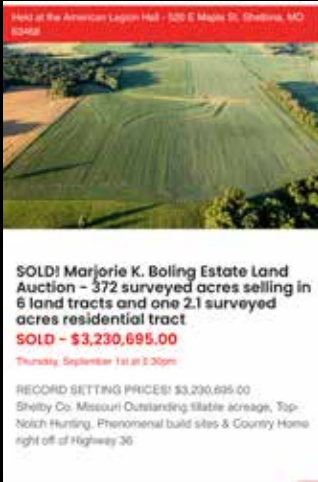
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STEVE PEOPLES
660-651-6500
speoples@marktwain.net



ANTHONY PEOPLES
660-651-6501
apeoples02@gmail.com



JAY SCOTT GANDER
660-676-1479
scottgander@hotmail.com



DAVID CLARK
660-216-1107
dlclark1107@gmail.com



JASON LITER
573-248-8610
jasonlitter@hotmail.com



BRAD SHARPE
660-341-4144
brad@sharpeins.com