

TI TRUST, INC



Buzzard Family Trust

Listing Price

\$1,955,250

FARM LAND FOR SALE

Location: The Buzzard farm real estate is located approximately 8 miles Northeast of Bethel, MO or 6 miles South of Newark, MO.

Legal Description: Sections Six (6), and Seven (7), Township Fifty-Nine (59) North, Range Nine (9) West, Shelby County, Missouri.

FARM INFO

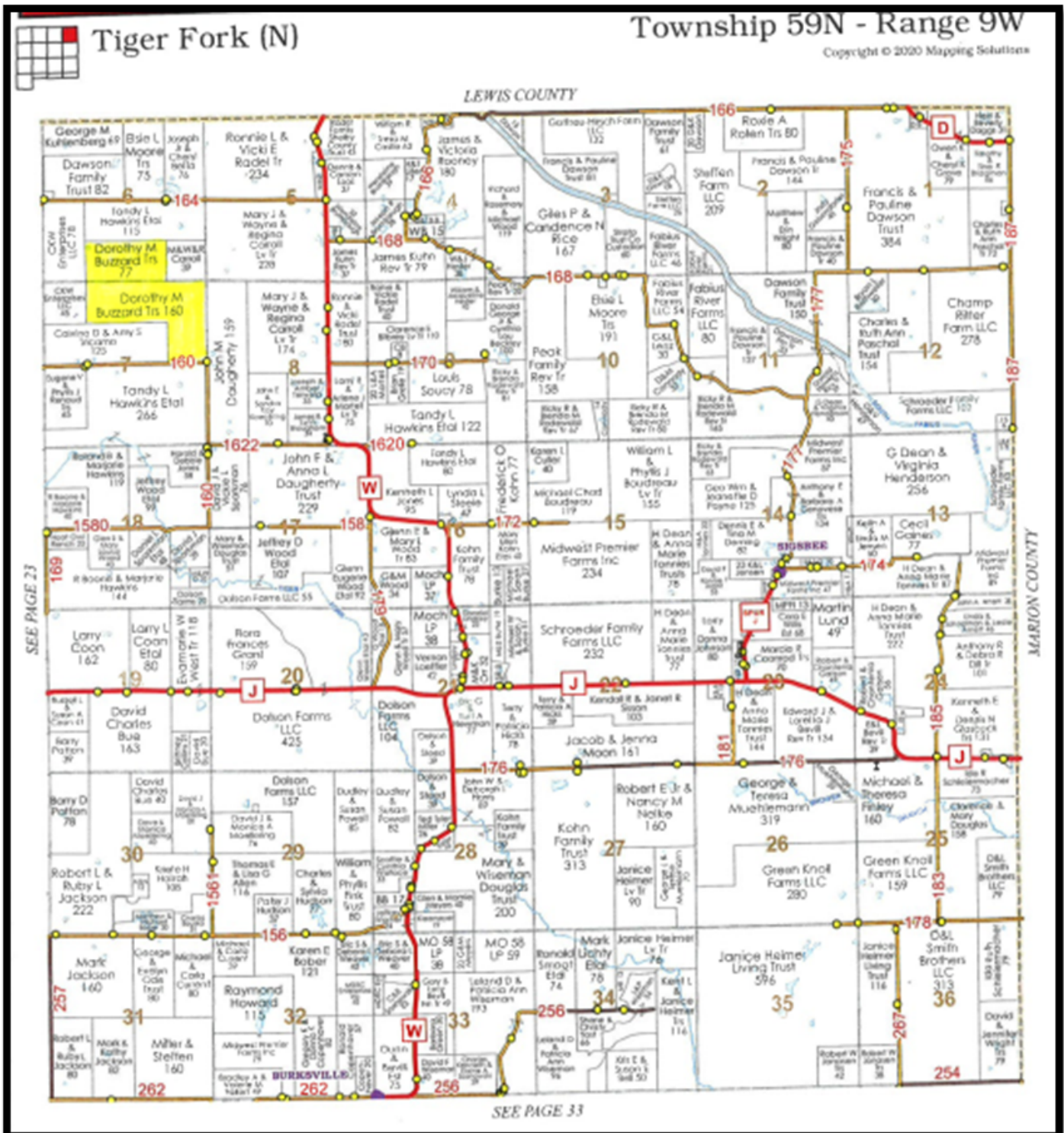
- 237.0 taxable acres
- NCCPI Overall 66.5
- Mexico & Putnam Soil types
- Improved with grain bin
- 206.58 FSA cropland acres
- 2024 Real Estate Taxes \$692.22
- Access along County Road 160
- Missouri Rural Electric and PWSD#1 water available

LISTING AGENT

Kit T. Holst
217-242-1286
kit.holst@ti-trust.com

TI TRUST, INC
2900 North 23rd Street
Quincy, IL 62305
tel: 217-228-8060

PLAT MAP

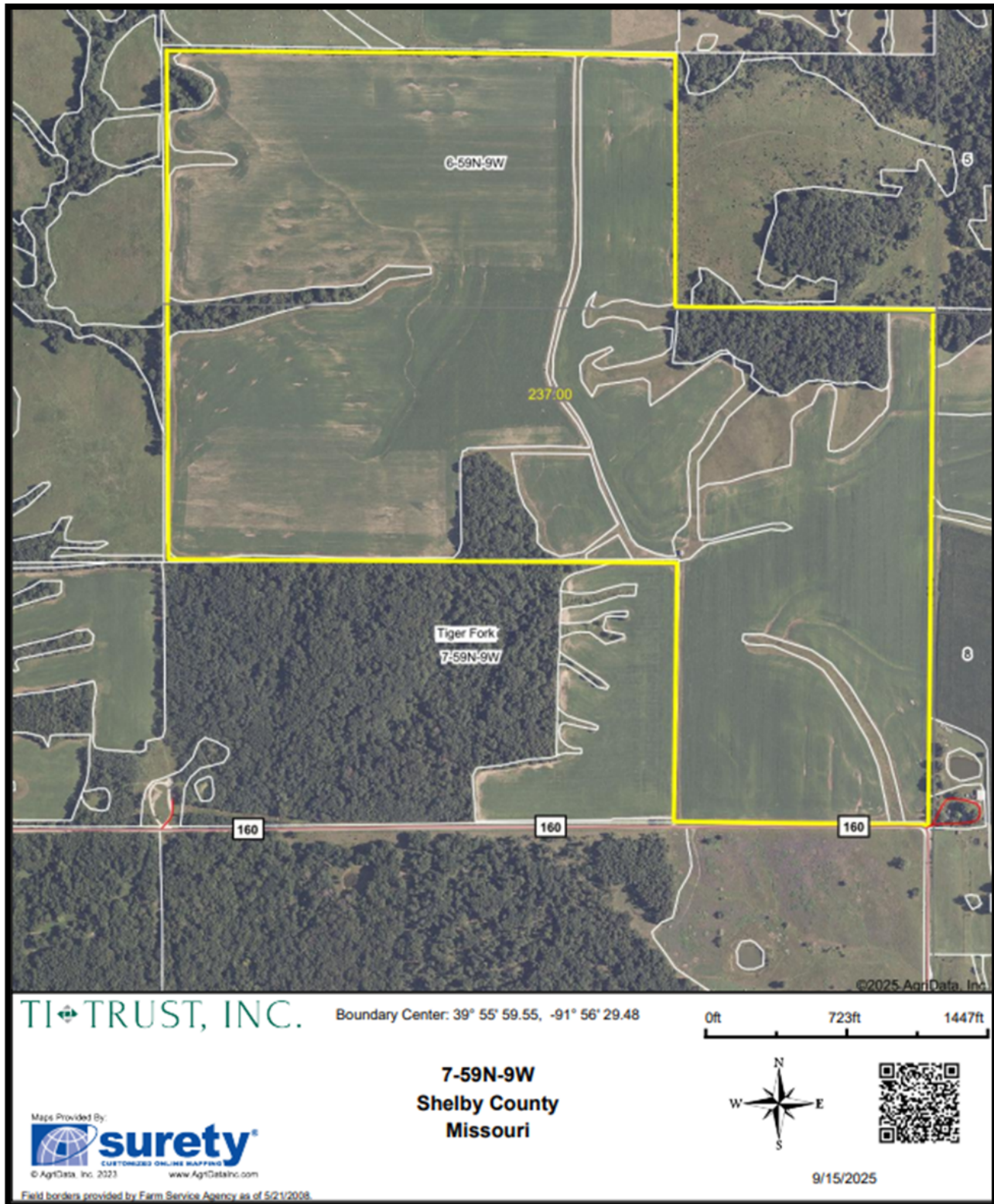


LISTING AGENT

Kit T. Holst
217-242-1286
kit.holst@ti-trust.com

TI TRUST, INC
2900 North 23rd Street
Quincy, IL 62305
tel: 217-228-8060

AERIAL MAP

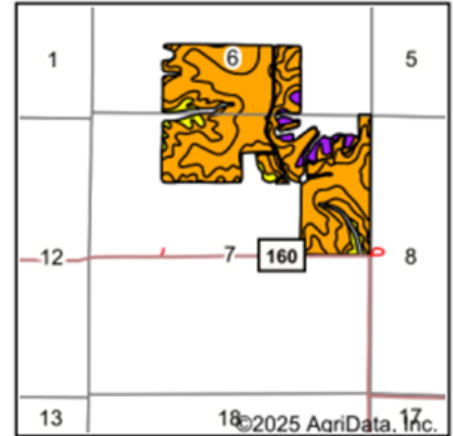
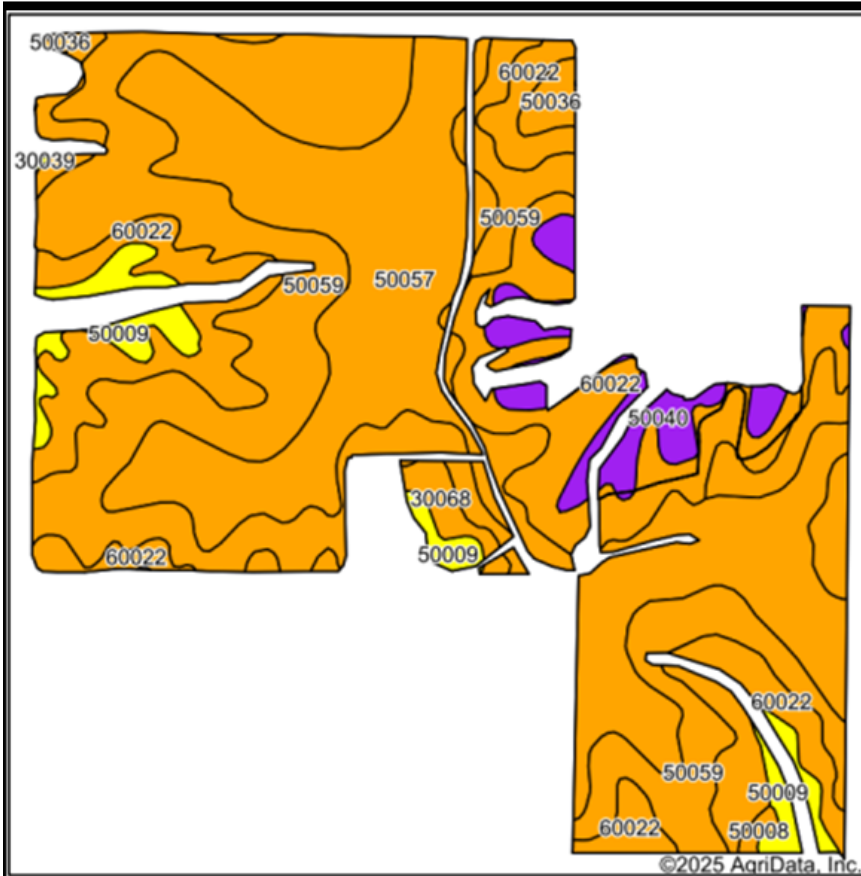


LISTING AGENT

Kit T. Holst
217-242-1286
kit.holst@ti-trust.com

TI-TRUST, INC
2900 North 23rd Street
Quincy, IL 62305
tel: 217-228-8060

SOIL MAP



State: **Missouri**
 County: **Shelby**
 Location: **7-59N-9W**
 Township: **Tiger Fork**
 Acres: **206.58**
 Date: **9/15/2025**

TI TRUST, INC

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MO205, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	71.21	34.4%		IIle	71
50057	Putnam silt loam, 1 to 3 percent slopes	67.97	32.9%		IIIw	66
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	46.86	22.7%		IIle	61
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	7.92	3.8%		IVe	63
50040	Lindley loam, 14 to 20 percent slopes, eroded	7.61	3.7%		VIe	65
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	2.66	1.3%		IIle	75
50036	Leonard silt loam, 3 to 9 percent slopes, eroded	1.82	0.9%		IIle	60
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	0.53	0.3%		IIle	59
Weighted Average					3.15	*n 66.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

LISTING AGENT

Kit T. Holst
 217-242-1286
 kit.holst@ti-trust.com

TI TRUST, INC

2900 North 23rd Street
 Quincy, IL 62305
 tel: 217-228-8060