

LAND AUCTION



78.49 AC± | 2 TRACTS | BARTON CO, MO

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/5/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: THIEBAUD AUDITORIUM

105 E 11TH ST, LAMAR, MO 64759

This is a great opportunity to own a prime piece of income-producing farmland right off Highway 160, with fertile soils, a large, stocked pond, and a perfect build site. The property is 99% tillable and has been in a soybean/corn rotation for the last several years. The current owners have done their due diligence in ensuring the integrity of the soils that make up this acreage by adequately fertilizing each year, implementing cover crops, and ensuring proper drainage throughout. The acreage is predominantly class 3 soils, and the flat-to-gently rolling terrain makes farming a breeze with large equipment. Not only is the property lying right on black-top, but it is just minutes away from the local grain elevator, making trucking costs a minimal expense.

Looking for a place to build your dream home? Picture starting your morning and ending your day with views from your front and back porch; the large, picturesque pond on one side and your hard work emerging from the ground on the other. There is an island in the middle of the pond with a walking bridge and gazebo, perfect for unwinding and relaxing, or entertaining guests and casting a line. Beauty from all angles. The current sellers would be willing to continue farming the acreage if the new owner is interested.

TRACT 1 DESCRIPTION: 30± ACRES

Looking for a place to build your dream home? This acreage offers a perfect build site with easy access to Hwy 160. Start your own little homestead and grow your food on these fertile class 3 soils, or lease the ground out to make some extra income. Picture starting your morning and ending your day with views from your front and back porch; the large, picturesque pond on one side and your hard work emerging from the ground on the other. There is an island in the middle of the pond with a walking bridge and gazebo, perfect for unwinding and relaxing, or entertaining guests and casting a line. Beauty from all angles. Convenient access to Lamar gives this charming property all the country living feels with close proximity to amenities.

TRACT 2 DESCRIPTION: 48.49± ACRES

Start investing in your dreams! This is a great opportunity to own a prime 48.49± acres right off Highway 160, with fertile soils and several build sites. The property is 99% tillable and has been in a soybean/corn rotation for the last several years. The current owners have done their due diligence in ensuring the integrity of the soils that make up this acreage by adequately fertilizing each year, implementing cover crops, and ensuring proper drainage. The acreage is predominantly class 3 soils, and the flat-to-gently rolling terrain makes farming a breeze with large equipment. Not only is the property lying right on black-top, but it is just minutes away from the local grain elevator, making trucking costs a minimal expense. Additionally, the added bonus of having several build sites, perfect for a new home or large shop for your farming equipment, makes this property highly sought after in Barton County.



Tract #:	Both
Deeded Acres:	78.49±
Soil Types:	Keeno Gravely Silt Loam, Crelton Silt Loam, Parsons Silt Loam, Lanton Silty Clay Loam
Soil PI/NCCPI/CSR2:	NCCPI - 50.66 CAP - 3.33
CRP Acres/Payment:	No CRP
Taxes:	\$165.28
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession
Survey Needed?:	If not sold as one tract, YES a survey will be needed
Brief Legal:	E ½ SE ¼ S22 T31N R29W
PIDs:	11-05.0-22-00.0-000-006.010
Lat/Lon:	37.4116, -94.1008
Zip Code:	64748

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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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 | Brady Bradley, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 417.321.4479 | Cajun Bradley, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 417.321.7819 | Jeff Quade, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 417.540.0691 | Cody Lowderman, MO Auctioneer License 11037



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