

LAND AUCTION



158.1 AC± | 1 TRACT | JASPER 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 100% highly productive tillable farm offers an exceptional opportunity for both farmers and tillable investors looking to expand their operation or portfolio with a premium, income-producing property. Ideally located along Highway 37, just south of Golden City, MO, this property features excellent blacktop road frontage, allowing for easy access by tractors, equipment, trucks, and grain transport.

The farm is predominantly comprised of quality Class II soils known for their strong fertility, efficient drainage, and consistent yield performance. Over 102,000 feet of professionally installed drain tile enhances water management, promoting maximum production and long-term soil health.

In 2025, the farm averaged an impressive 198 bushels per acre of corn, reflecting its proven productivity and strong management practices. The current wheat crop is also showing excellent promise heading into the 2026 harvest, further demonstrating the farm's capability. Conveniently located near local grain elevators, hauling and delivery are efficient and cost-effective. With its combination of high-quality soils, exceptional drainage infrastructure, strong yield history, and great access, this farm represents a rare chance to own a truly premier piece of agricultural land ready to deliver strong, reliable returns for years to come. The current sellers would be willing to continue farming the acreage if the new owner is interested.

Property sells with open tenancy for 2026, subject to a planted wheat crop that the seller reserves the right to harvest or the new buyer can reimburse for input costs and harvest themselves.



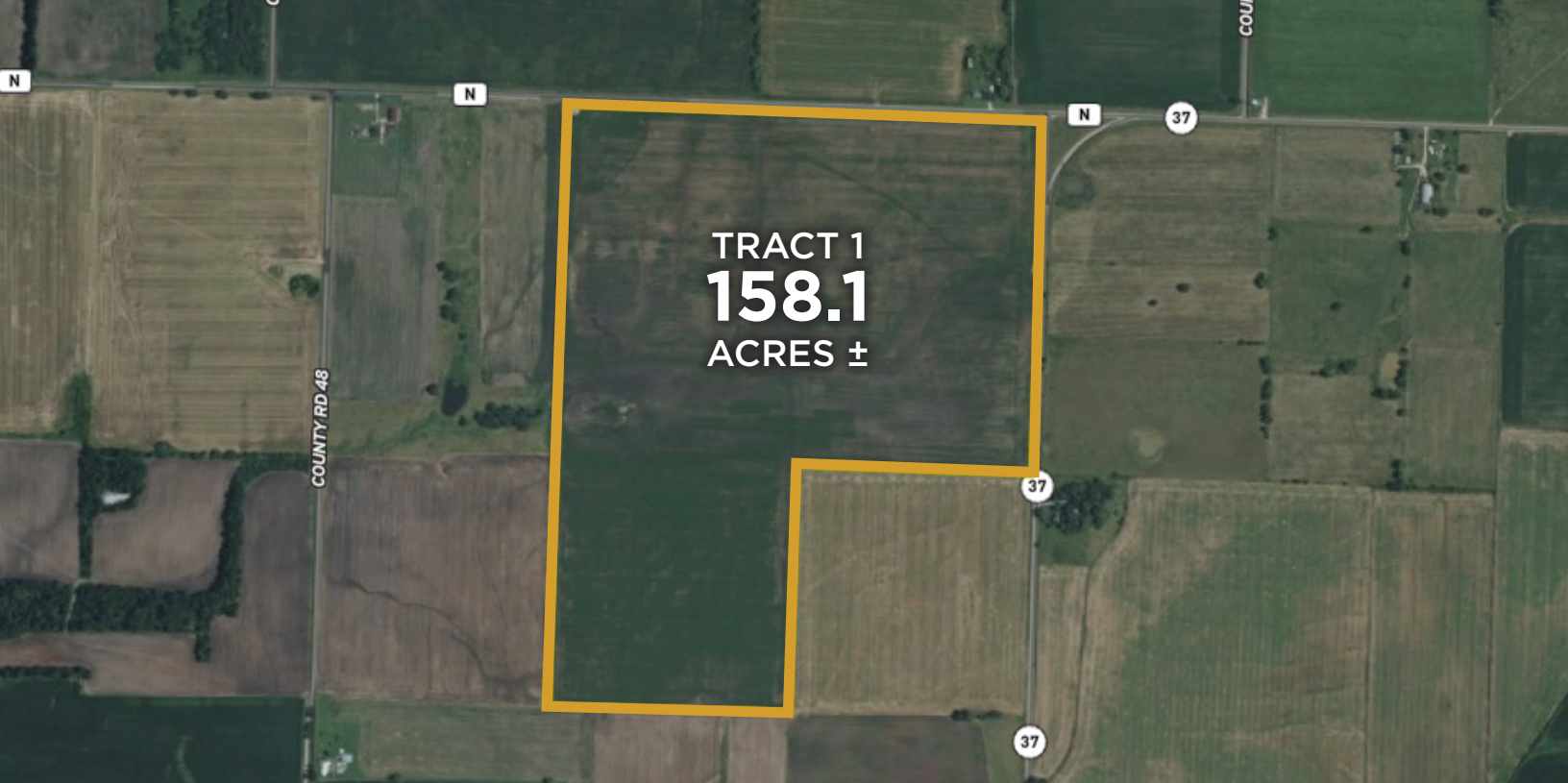
Deeded Acres:	158.1
Soil Types:	Maplegrove Silt Loam, Carl Silty Clay Loam
Soil PI/NCCPI/CSR2:	NCCPI - 69.66 / CAP - 2.25
CRP Acres/Payment:	NO CRP
Taxes:	\$377.71
Lease Status:	Open Tenancy for 2026 crop year after wheat harvest
Possession:	Property sells with open tenancy for 2026, Subject to a planted wheat crop that the seller reserves the right to harvest or the new buyer can reimburse for input costs and harvest themselves.
Survey Needed?:	No survey needed
Brief Legal:	158.1± acres, N ½ S6 T29N R29W Jasper Co, MO
PIDs:	113106000010
Lat/Lon:	37.2886, -94.1298
Zip Code:	64748



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRADY BRADLEY, AGENT: 417.321.4479 | brady.bradley@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM
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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