

LAND AUCTION

260 AC± | 3 TRACTS | RAY CO, MO



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/10/26 **AUCTION TIME:** 11 AM CT
AUCTION HELD AT: RAY COUNTY VETERANS BUILDING
312 CLARK ST., RICHMOND, MO 64085

Ranch & Farm Auctions is offering this highly productive Ray County, Missouri farm at auction on behalf of the Schreier Family Trust. Consisting of approximately 260± acres with 223± FSA tillable acres, this property offers a strong combination of productive farmland, quality soils, convenient access, recreational opportunities, and potential building sites.

The farm will be offered in three individual tracts, giving buyers the opportunity to purchase the acreage that best fits their farming, investment, or land ownership goals.

Tract 1: 80± acres

Tract 2: 80± acres

Tract 3: 100± acres

A survey will be completed to determine the final acreage of each tract, and the auction information will be updated once the survey is complete.

Agriculture is the centerpiece of this property, with approximately 223± FSA tillable acres across the farm. The tillable ground consists primarily of Grundy silty clay loam and Grundy silt loam soils, with an NCCPI rating of over 73. The amount of tillable acreage and productive soil profile make this an attractive opportunity for area farmers looking to add acres to their operation or investors seeking quality Missouri farmland.

Location is another strong feature. The property is situated just south of Polo, Missouri, and approximately one-quarter mile west of Highway 13, providing convenient access for farm equipment and easy connectivity to the surrounding area.

Tract 1 currently has a water meter in place. Additional water meters may be available through Public Water Supply District No. 3 of Ray County out of Polo. Buyers should independently verify availability and requirements with the water district.

While the farm is primarily agricultural, scattered timber and wooded areas add diversity to the property and provide opportunities for hunting and other outdoor recreation. The combination of productive cropland and cover creates additional recreational value without taking away from the farm's agricultural focus.

The property is located within the Polo School District and also offers potential building locations for buyers interested in establishing a rural homesite. Its proximity to Highway 13 and Polo provides a convenient setting while maintaining the benefits of owning acreage in the country.

Whether you are a local farmer looking to expand your operation, an investor seeking productive farmland, or a buyer searching for acreage with agricultural, recreational, and building potential, the Schreier Family Trust property offers several options through its three-tract auction format.

Don't miss the opportunity to bid on productive Ray County farmland in a convenient location near Polo, Missouri.

Tract 1 Description:

Tract 1 consists of approximately 80± acres of productive Ray County farmland located just south of Polo, Missouri, and approximately one-quarter mile west of Highway 13. This tract offers a strong agricultural component with 73.5± FSA tillable acres along with convenient access and potential for a future building site.

The tillable ground consists primarily of Grundy silty clay loam and Grundy silt loam soils, contributing to the overall productivity of the farm. The tract carries an NCCPI rating of over 74, making soil quality one of the highlights of this auction.

An additional feature of Tract 1 is an existing water meter, providing added utility for future ownership. The property is located within the Polo School District and offers potential building locations for buyers interested in establishing a rural residence while maintaining productive acreage.

With its combination of tillable ground, access, utilities, and location near Polo and Highway 13, Tract 1 should appeal to area farmers looking to expand their operation, farmland investors, and buyers seeking acreage with potential for a future homesite.

Final acreage will be determined by survey.

Deeded Acres: 80±
FSA Farmland Acres: 73.5±
Soil Types: Grundy silty clay loam, Grundy silt loam
Soil PI/NCCPI/CSR2: 74.01 NCCPI
CRP Acres/Payment: NA
Taxes: TBD
Lease Status: Open Tenancy for 2027 crop year
Possession: At Closing
Survey: Survey has been ordered
Brief Legal: 80± acres E ½ NW ¼ S9 T54N R28W
PIDs: Part of 03-02-09-00-000-003.000
Lat/Lon: 39.5071, -94.0524
Zip Code: 64671

Tract 2 Description:

Tract 2 offers approximately 80± acres of productive Ray County farmland located just south of Polo, Missouri. Situated approximately one-quarter mile west of Highway 13, this tract combines quality agricultural ground with convenient access to the surrounding farming community.

The 70± FSA tillable acres consist primarily of Grundy silty clay loam and Grundy silt loam soils. The tract carries an NCCPI rating of over 73, highlighting the productive soil characteristics found throughout the farm.

Tract 2 provides an opportunity for an area producer to add quality acres to an existing farming operation or for an investor looking to acquire agricultural land in northwest Missouri. Its location near Polo and Highway 13 also adds accessibility and long-term versatility to the property.

Additional water meters may be available through Public Water Supply District No. 3 of Ray County. Buyers should independently verify meter availability, costs, and requirements directly with the water district.

Final acreage will be determined by survey.

Deeded Acres: 80±
FSA Farmland Acres: 70±
Soil Types: Grundy silty clay loam, Grundy silt loam, Lagonda silty clay loam
Soil PI/NCCPI/CSR2: 73.4 NCCPI
CRP Acres/Payment: NA
Taxes: TBD
Lease Status: Open Tenancy for 2027 crop year
Possession: At Closing
Survey Needed?: Survey has been ordered
Brief Legal: 80± acres S ½ NE ¼ S9 T54N R28W
PIDs: Part of 03-02-09-00-000-003.000
Lat/Lon: 39.5055, -94.0454
Zip Code: 64671

Tract 3 Description:

At approximately 100± acres, Tract 3 is the largest of the three tracts being offered in the Schreier Family Trust auction. Located just south of Polo, Missouri, and approximately one-quarter mile west of Highway 13, this tract provides an opportunity to acquire a sizable piece of productive Ray County farmland.

Agriculture is the primary feature, with 86± FSA tillable acres consisting predominantly of Grundy silty clay loam and Grundy silt loam soil. This tract carries an NCCPI rating of over 72.

In addition to its agricultural value, areas of trees and cover add diversity to the property and provide opportunities for hunting and outdoor recreation. This combination allows the property to maintain its agricultural focus while offering additional recreational use.

Tract 3 is located within the Polo School District and offers potential for agricultural, investment, recreational, and building uses. Additional water meters may be available through Public Water Supply District No. 3 of Ray County, subject to independent verification by the buyer.

Whether purchased to expand an existing farming operation, as a farmland investment, or as a larger rural acreage holding, Tract 3 provides several potential uses in a convenient Ray County location.

Final acreage will be determined by survey.

Deeded Acres: 100±
FSA Farmland Acres: 80±
Soil Types: Grundy silty clay loam, Grundy silt loam, Lagonda silty clay loam, Nodaway silt loam
Soil PI/NCCPI/CSR2: 72.75
CRP Acres/Payment: NA
Taxes: TBD
Lease Status: Open Tenancy for 2027 crop year
Possession: At Closing
Survey Needed?: Survey has been ordered
Brief Legal: 100± acres W ½ SE ¼ S9 and N ½ NW ¼ NE ¼ S16 T54N R28W
PIDs: Part of 03-02-09-00-000-003.000, and 03-05-16-00-000-002.000
Lat/Lon: 39.4995, -94.0477
Zip Code: 64671

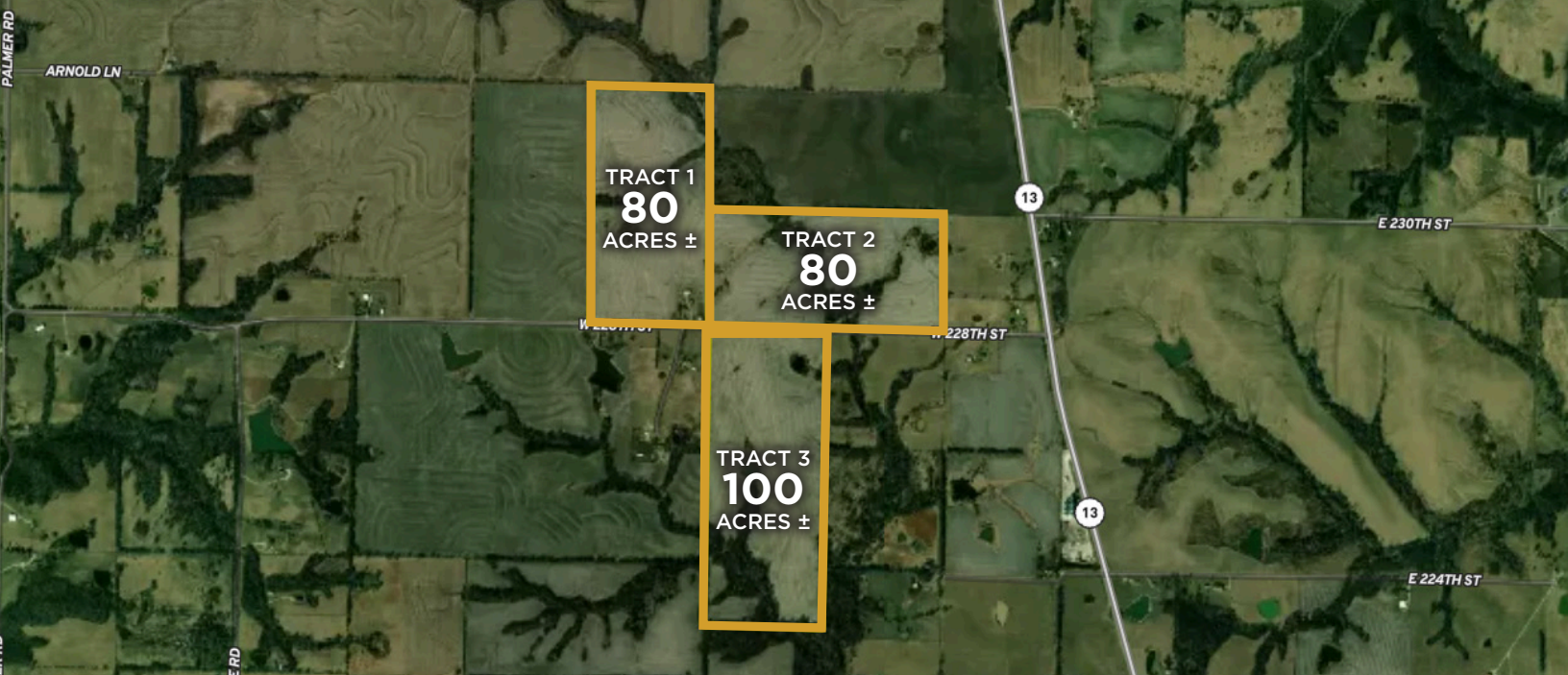
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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

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